



## Très belle maison mansard 161 m<sup>2</sup>, piscine et 4 hectares de terrain. 24510 Paunat



### Στοιχεία μεσίτη

|                  |  |
|------------------|--|
| Όνομα:           | ArKadia  |
| Όνομα εταιρείας: |  |
| Χώρα:            | United Kingdom   |
| Τηλέφωνο:        |  |
| Languages:       | Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish |

### Στοιχεία καταχώρησης

|              |                |
|--------------|----------------|
| Ακίνητο για: | Πώληση         |
| Τιμή:        | USD 316,841.78 |

### Τοποθεσία

|                        |                    |
|------------------------|--------------------|
| Χώρα:                  | France             |
| Νομός/Περιοχή/Επαρχία: | Nouvelle-Aquitaine |
| Πόλη:                  | Paunat             |
| Ταχυδρομικός κωδικός:  | 24510              |
| Δημοσιεύθηκε:          | 27/03/2026         |

#### Περιγραφή:

Aurélie and Eric Asdrubal present this beautiful mansard house with 161 m<sup>2</sup> of living space, a swimming pool, and 4 hectares of land. With panoramic views of the valley from the Cingle de Paunat, this beautiful residence enjoys soft light all day long. The house is surrounded by nature and tranquility thanks to the 2.5 hectares of land surrounding it. On the other side of the road you will find the remaining 15,000 m<sup>2</sup>. Close to shops, schools, and the train stations of Le Bugue and Le Buisson de Cadouin, you will have all the usual amenities at your disposal.

A 9 m<sup>2</sup> entrance hall welcomes you and opens onto the generous 15 m<sup>2</sup> light oak kitchen, which is fully equipped and very bright. The adjoining 24 m<sup>2</sup> living room opens onto the terrace and garden with swimming pool. On this level, you will enjoy two bedrooms of 9.5 and 15.5 m<sup>2</sup> on the same level and a large bathroom with shower. A second entrance at the rear provides outdoor access to the 86 m<sup>2</sup> garage in the basement.

Upstairs, a mezzanine leads to a second bathroom and separate toilet, two very spacious bedrooms of 20 m<sup>2</sup> and 30 m<sup>2</sup> and a 6 m<sup>2</sup> dressing room.

The green spaces are distributed around the house with a small truffle field and on the other side of the road, facing the Dordogne.

Heating with heat pump, double glazed wooden windows, septic tank (currently being inspected).

A rare property for sale, come and see it without delay!

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|-----------------|------|
| Κατασκευάστηκε: | 1977 |
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## Κοινά

|                               |           |
|-------------------------------|-----------|
| Κρεβατοκάμαρες:               | 5         |
| Μπάνια:                       | 2         |
| Τελειωμένα τετραγωνικά πόδια: | 161 τ.μ   |
| Μέγεθος αυλής:                | 40750 τ.μ |

## Room details

|              |   |
|--------------|---|
| Total rooms: | 6 |
|--------------|---|

## Energy efficiency

|  |    |
|--|----|
| Energy Use (kWh/m <sup>2</sup> /year): | 97 |
|--|----|

## Building details

|          |     |
|----------|-----|
| Parking: | Ναί |
|----------|-----|

## Lease terms

Date Available:

## Επιπλέον πληροφορίες

|       |   |
|-------|---|
| Link: | <a href="http://www.arkadia.com/AGHX-T721838/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM">http://www.arkadia.com/AGHX-T721838/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM</a> |
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## Contact information

|           |         |
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| IMLIX ID: | 1629134 |
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