



## Propriété 12 pièces 518m<sup>2</sup>



### Informazioni sull'Agente

Nome:	ArKadia
Nome della ditta:	
Nazione:	United Kingdom
Telefono:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 1,886,988.54

### Posizione

Nazione:	France
Stato / Regione / Provincia:	Nouvelle-Aquitaine
Città:	Puymiclan
Cap:	47350
Pubblicato:	02/04/2026

#### Descrizione:

In Puymiclan, nestled in the heart of the countryside in absolute peace and quiet, discover this rare property offering 518 m<sup>2</sup> of living space, set within a landscaped park of approximately 1 hectare. High-end features, generous volumes, and an idyllic setting come together to create a truly exceptional living environment.

The Main House – 346 m<sup>2</sup> – 8 rooms

From the moment you enter, the spacious 14 m<sup>2</sup> hallway sets the tone with elegant materials and architecture designed for comfort and conviviality.

#### The home features:

- A fully equipped, high-end kitchen opening onto a vast and bright 57 m<sup>2</sup> dining area – ideal for entertaining,
- A warm and inviting living room,
- A 40 m<sup>2</sup> office, perfect for remote work or an independent profession,
- A functional utility room,
- Two large ground-floor bedrooms, including a superb master suite with a walk-in wardrobe,
- A bathroom with both shower and bathtub,
- And separate toilet facilities.



## Upstairs:

- Two additional bedrooms, one of which has its own en-suite bathroom,
- An independent bathroom and separate WC,
- And the showstopper: a fully equipped professional cinema room, perfect for unforgettable movie nights with family and friends.

## Independent Guest House - 78m<sup>2</sup>

A charming secondary home to welcome family, friends, or pursue a rental project, composed of:

- A bright and spacious living area,
- Two comfortable bedrooms,
- A modern shower room, laundry room, and garage.

## Provençal-Style Pool House & Mirror Pool

A third building, designed for entertaining and warm summer days – 80 m<sup>2</sup> in total:

- A large living space with fireplace, Provençal-style summer kitchen, walk-in cold room,
- Shower room and technical room,
- All opening onto a stunning 15 x 8.5-meter mirror pool, surrounded by a vast sun-drenched terrace.

## Outdoor Spaces – A True Haven of Peace

- Shaded pétanque court beneath century-old olive trees,
- Tennis court to renovate,
- Water well with storage,
- Unobstructed views over the surrounding countryside, with no overlooking neighbors.

## Modern Comfort & Energy Efficiency

- Geothermal heating (underfloor),
- Thermodynamic water heater,
- 9 kW photovoltaic panels,
- Pellet stoves and reversible air conditioning in the secondary buildings.

An exceptional property combining the charm of the old with contemporary features, all set in a privileged natural environment. Ideal as a high-end main residence, a large family home, or a luxury hospitality project.

Contact me today to arrange a private viewing and experience this unique property for yourself!

Costruito: 1993

## Comune

Camere da letto:	6
Bagni:	6
Finito piedi quadrati:	518 mq
Dimensione del lotto:	9468 mq



## Room details

Total rooms: 12  
Indoor Features: Fitted kitchen

## Energy efficiency

Energy Use (kWh/m<sup>2</sup>/year): 118

## Building details

Outdoor Amenities: Pool

## Lease terms

Date Available:

## Informazioni aggiuntive

URL del sito: [http://www.arkadia.com/AGHX-T661356/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/AGHX-T661356/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 1500843

