



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



### Informações do Revendedor

Name:	ArKadia
Nome da Empresa:	
País:	Reino Unido
Telefone:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Detalhes do anúncio

Imóveis para:	Venda
Preço:	USD 316,841.78

### Localização

Country:	França
State/Region/Province:	Nouvelle-Aquitaine
Cidade:	Paunat
CEP:	24510
Adicionado:	27/03/2026

#### Informação adicional:

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!

Construído:	1977
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## Comum

Quartos de dormir:	5
Banheiro:	2
Pés quadrados acabados:	161 m <sup>2</sup>
Tamanho do lote:	40750 m <sup>2</sup>

## Room details

Total rooms:	6
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## Energy efficiency

Energy Use (kWh/m <sup>2</sup> /year):	97
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## Building details

Parking:	Sim
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## Lease terms

Date Available:

## Informação adicional

URL do site:	<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

IMLIX ID:	1629134
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