

Stunning 18th-century property with swimming pool, tennis court, lake, river frontage and close to amenities



## INFORMATION

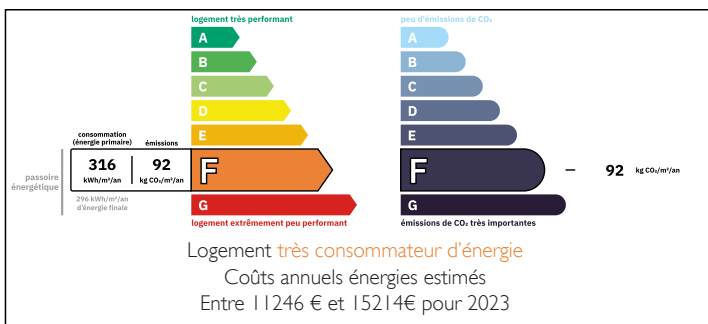
|             |                  |
|-------------|------------------|
| Town:       | Saint-Aoustrille |
| Department: | Indre            |
| Bed:        | 3                |
| Bath:       | 3                |
| Floor:      | 294 m2           |
| Plot Size:  | 12723 m2         |

## IN BRIEF

This beautifully well kept 18th-century property with more than a hectare of wooded parkland is bordered by a river and surrounded by cedar hedges for complete privacy. The grounds offer a large swimming pool with electric cover, tennis court, lake stocked with fish and vegetable garden. Located in the heart of the Berry and only a short drive to the historic town of Issoudun where you will find a weekly market, many shops, supermarkets, restaurants and bars.

The area offers plenty to do with its many lakes, forests, rivers and Chateaux plus easy transport links via road and rail.

## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## LOCAL TAXES

Taxe habitation: EUR

## NOTES

## DESCRIPTION

The impressive entrance to the property is via electric gates, the gravel drive leads you to the house and ample parking. There are two grand entrances to the house but the most impressive leads you into a large reception area of over 100 m<sup>2</sup> with a monumental fire place and views out over the grounds and down to the lake. The ground floor also boasts two bedrooms, two bathrooms, dining room and kitchen making a feature of its original bread oven, laundry room and toilet.

The large mezzanine floor currently used as a billiard room and lounge area also gives access to a further bedroom, bathroom and toilet. There is ample space to expand the living area if necessary.

The large impressive terrace has stunning views over the gardens, lake, swimming pool and the beautifully restored dovecote. The heated swimming pool is 12 x 6.5 meters, has a diving board, electronic cover and surrounded by a large patio. The quick-drying tennis court is an incredible addition to this property but it does require some restoration. Beyond the lake there is a small bridge over the river leading you to a stunning wooded area and many place to sit in the shade and enjoy the peace and tranquillity that this property has to offer.

This property is a rare find and in an absolutely stunning location, early viewings are recommended. All measurements are approximate.

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Information about risks to which this property is exposed is available on the Géorisques website...