



## House in Saint-Augustin with Pool,

19390, Saint-Augustin, Corrèze, Nouvelle Aquitaine

# €243,500

Ref: CC-2501

\* Available \* 5 Beds \* 1 Bath \* 160m2

On the edge of St Augustin with views of the hills of the Monédières is this wonderful 5 bedroom stone house with two superb outdoor terraces at each side of the living room and within grounds you will find a heated pool.

- Swimming Pool
- Railways available
- River pursuits
- Shopping and local markets
- Golf in area
- Handful of airports in the region
- Popular Tourist Area
- Tennis locally
- Popular walking area

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**French Entrée** 

## Property Description

Placed beautifully on the edge of the village of St Augustin with views of the hills of the Monédières is this wonderful 5 bedroom stone house with two superb outdoor terraces at each side of the living room. Set within grounds of 12,102m<sup>2</sup> you will find a heated swimming pool, beautiful gardens and a feeling of space.

Entering the house you arrive into a very welcoming entrance hall (6.4m<sup>2</sup>) from the covered veranda. To the left of the entrance hall is a beautiful office measuring 7.2m<sup>2</sup> with a door that leads to the staircase for the 1st floor.

Continuing along the entrance hall to the right you arrive into a super second living room which would make a superb library. This room has a cosy wood-burner and door that leads to the covered veranda.

Leading from this room is a bedroom (13.8m<sup>2</sup>) and at the end of the entrance hall another bedroom of 12m<sup>2</sup>, each with lots of storage space for clothes etc.

Leading from the end of the entrance hall to the right you arrive into an extended part of the house which houses a wonderful large, fully equipped kitchen (22.8m<sup>2</sup>), dining room and living room (39.5m<sup>2</sup>), open plan.

This large room is superb and at each side of this space are wonderful terraces for outdoor relaxation and dining.

This large room also has a wood-burner taking the central focal point.

A beautiful bathroom completes this floor.

The staircase leads to the first floor where you will find 3 bedrooms (10.9, 15.8 and 7.4m<sup>2</sup>) and a was room with wc, bidet and basin.

Accessed from the interior and exterior is a very useful and spacious sous-sol underneath the house. This space consists of a large garage, wc, wash basin, laundry room, boiler room and wine cellar.

The house is heated by oil central heating and for less cold seasons, the 2 wood-burners. The property is insulated, has lovely large wooden framed double glazed windows throughout and benefits from mains drainage.

The property boasts a super heated swimming pool with retractable abri, extending the number of months you can bath in the pool

Within the well-designed landscaped garden are many pretty ever-green shrubs, beautiful lawns and a fantastic vegetable growing area strategically placed to obtain the best growing capacity. The large grounds of 12,102m<sup>2</sup> if fully fenced and gated, a wonderful space for keeping animals or a huge playground for dogs.

The Correze is home to a rich variety of unspoilt natural scenery. Its hills, lakes, rivers, waterfalls, forests and footpaths make it an ideal location for many outdoor leisure activities such as cycling, walking and canoeing.

St Augustin has the day to day amenities you require. In the village there is a small supermarket, post office, schools, boulangerie and bistrot.

The stunning town of Correze is just a distance of 8km with more amenities such as bank, doctors, dentist, health centre and more eating places.

The administrative capital of Correze, Tulle is just 20 minutes by car.

There are airports at Brive and Limoges with regular flights from the UK and the rest of Europe.

The A89 motorway and the A20 can be accessed within easy reach.

Alistair Lockhart. Property Director, FrenchEntrée "A stunning property situated in a beautiful location with a garden all will envy!"

# Gallery

