

**THE BRITISH ESTATE AGENCY IN S.W. FRANCE UNDER THE DIRECTION OF  
CHARLES SMALLWOOD AND JANE SMALLWOOD**



**Ref: 5524      Price: 299.000€\*\***

**Tarn et Garonne, S. W. France** ~ Set beside grounds extending to **over 2.5 acres** ~ mainly pasture land for horses ~ leading down to a river stream. Majestic historic Bruniquel is closeby as well as several other interesting bastide villages. Toulouse International Airport is less than an hour's drive.

**TWO RESTORED TRADITIONAL HOUSES  
PROVIDING EXTENSIVE ACCOMMODATION WITHIN SEVERAL UNITS  
Thus providing a wide range of "living with income"**

Full of character and original features and having ongoing potential, the total accommodation extends to 5 "apartments" including:

- Several main living rooms and kitchens
- Total of 10 bedrooms and 8 bath/shower rooms
  - Part gas fired central heating
  - Expansive central courtyard
- Outbuildings (including stables) and several garages

Massive stone entrance with impressive double gates to central courtyard with garden surrounds and access to fields.

## **ON THE GROUND FLOOR**

**Living Room/Bedroom** (6.6m x 5m) with double doors to kitchen area.

**Fitted Shower Room** fully tiled and set for handicapped access. WC and washbasin.

External staircase to **UPPER FLOOR**

**Extensive walk along Terrace with glazed sliding doors and tiled floor** to

**Bedroom No. 1.** (3.73 x 2.6m) with dressed stone wall and built in wardrobe.

**Half-tiled Bathroom** with bath, pedestal washbasin and bidet. **Separate WC**

**Bedroom No. 2.** (3.55m x 3.5m) having cupboard containing hot water tank.

Staircase to **UPPER FLOOR LANDING**

**Spacious Bedroom** (4.3m x 4m) with roof height ceiling and beams.

**Bedroom** (4.5m x 3.7m) with original fireplace, open to roof ceiling height.

**Fitted Shower Room** with WC and pedestal washbasin.

Staircase from the landing down to the **GROUND FLOOR**

**Main Living Room** (12m x 5m) with original fireplace, 3 windows overlooking the grounds, tiled floor, dressed stonework to three walls, concealed lighting and beamed ceiling to full roof height.

Staircase down to

**Spacious Dining Room/Living Room** (12m x 5m) with original fireplace in stone and 2 sets of double doors to the courtyard. Tiled floor and beamed ceiling.

Access to **Kitchen** (4.7m x 4.33m) with range of base and wall cupboard units including twin bowl sink unit, 4 ring hob, extractor canopy, dishwasher. Doors to exterior.

Leading off is an **Inner Hallway** with access to the courtyard and

**Bathroom** with three quarter tiled walls, pedestal washbasin, WC and tiled floor.

**Store Room** with hot water tank.

Staircase up to **Spacious Study Area** with dressed stone work (4.46m x 3.64m max.)

**Bedroom** (4.65m x 4.3m) with corner fireplace and windows to 2 sides

**Bedroom** (4.5m x 3.77m) with open fireplace and beamed ceiling.

**Bedroom** (4m x 3m) open to full roof height

**Ensuite Bathroom**

**SEPARATE HOUSE** with gas central heating :

**Spacious Dining/Kitchen** (6.5m x 3.54m) wide archway to

**Living Room** (6.3m x 5.22m) with original fireplace and tiled floor. Door to **Conservatory** with stone staircase to courtyard and picture window views to grounds.

Staircase to **UPPER FLOOR**

**Spacious Bedroom (9.2m x 5.9m)**

**Ensuite Bathroom** and **Separate WC**

**OUTSIDE**

Access to **Additional Room** (4.7m x 4m) with tiled floor and

**Hallway** leading to

**Shower Room** and **WC.**

At the far end of the courtyard and external staircase leads to a **SEPARATE ADDITIONAL HOUSE** which needs full restoration. The roof has been re-done and there are 2 main rooms, WC and separate shower room.

Separate access via double glazed double doors to

**EXTRA SUITE** (5.3m x 3.8m) with built in fitted kitchen area, living room and staircase to first floor with **Bedroom** (5.6m x 3m) open to full roof height and having beamed ceiling, attractive panelled walls, extensive wardrobes and **Shower Room and WC.**

**OUTSIDE**

**Large Garage.**

**The Grounds** comprise fields and orchard and extensive tree lined areas.



**Separate Range of Car Ports and 2 Additional Garages.**

**Stabling.**

**Services:** Mains water, electricity and drainage to two septic tanks. Broadband possible.

**Taxe foncière:** approximately 3.427 euros per annum

**\*\*Agency fees paid by the Vendor**





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