

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



**Ref: 5548 Price: 139.000€**

**Tarn et Garonne, S. W. France** ~ Enjoying extensive views over surrounding countryside, within easy reach of several local towns and a ten minute drive to the historic riverside market town of St Antonin Noble Val where there are many attractions to be found.

**A MAINLY RESTORED AND ENTIRELY HABITABLE  
TRADITIONAL STONE BUILT HOUSE  
WITH LIGHT AND BRIGHT INTERIOR ACCOMMODATION  
SET IN JUST OVER THREE QUARTERS OF AN ACRE GROUNDS**

Together with  
**EXTENSIVE STONE BUILT UN-ROOFED BARN WITH MUCH POTENTIAL**

With double glazing installed as well as completely renewed electrics,  
the house accommodation briefly comprises:

- Comfortable Sitting Room plus Spacious Dining Kitchen
- Two double Bedrooms and 2 Shower Rooms (one ensuite)
- Large Laundry/Utility Room (ideal for conversion to extra bedroom)
- Attached open fronted Barn/Store area

Membre de la Fédération Nationale des Agents Immobiliers – Titulaire de la carte professionnelle No. CPI 8201 2015 000 001 837,  
délivrée le par le CCI Montauban et du Tarn et Garonne, 22 allées de Mortarieu, BP 80527. 82065 Montauban Cédex.

Adhérent a GALIAN, la Caisse de Garantie de l'Immobilier FNAIM No. 6092

Couvert par une assurance responsabilité professionnelle – RC Montauban B 378 006 035 – SARL au capital de 7622,45€

External stone staircase to covered porch and glazed front door to

**Well proportioned Sitting Room** (5.45m x 4.74m) with high beamed ceiling, tiled floor, original stone evier, stonework wall features and windows to two sides. Archway to



**Spacious Dining Kitchen** (5.4m x 4.4m) enjoying the views and having windows to three sides, tiled floor, range of base cupboards with sink unit and ceiling to full roof height.

Staircase from the sitting room to **THE FIRST FLOOR**

**Double Bedroom No. 1.** (4.6m x 3.66m) light and bright, window views and timber floor.



**Ensuite Shower Room** with tiled shower, pedestal washbasin and W.C. Also clothes hanging area.



Staircase from the sitting room to the **LOWER GROUND FLOOR**

**Laundry/Utility Room** (4.4m x 3.8m) with tiled floor, twin bowl stainless steel sink unit, glazed door to the exterior and hot water tank installed. Potential to create extra bedroom if required.



**Wet Room** with fully tiled walls, pedestal washbasin, W.C. and tiled floor.

**Double Bedroom No. 2.** (5m x 4.26m) with glazed doors to the exterior, tiled floor and stone wall feature.



## **OUTSIDE**

**Attached Open-fronted Stone Barn** for storage

**2 Massive Stone Barns** (without roofing)

**No. 1.** 15m x 4m approx }

} structurally restored to walling and both having great

**No. 2.** 14m x 4m approx } potential to create gites

**The Grounds** extend to just over three quarters of an acre (3,290m<sup>2</sup>)



**Services:** Mains water, electricity, septic tank drainage.

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