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Tarn et Garonne

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



Ref: 5556 Price: 330.000€

Tarn et Garonne, S. W. France ~ Situated close to the historic bastide village of Bruniquel in the gorge of the Aveyron and just 20 minutes to the City of Montauban and less than an hour to Toulouse and the International airport.

**AN IMPRESSIVE STONE BUILT PROPERTY DATING FROM 1797
IN NEED OF RENOVATION
SET IN RIVERSIDE GROUNDS OF APPROXIMATELY 7 ½ ACRES**

Originally the property was the private residence of the owner of an iron works which was situated at the site and the grounds include the ruins of the old ironworks buildings.



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€

The main residence has a habitable surface area of 250m² and some restoration work has already been completed (including double glazing of windows, replacement ceilings, some electrical works) and comprises:

On the ground floor: Entrance to wide corridor with 7 rooms leading off (each measuring approximately 25m²). At the far end is the main Salon (50m²)

On the first floor there is ample space for several bedrooms and bathrooms.

Vaulted cellars with access from the interior as well as exterior.

OUTSIDE

Ruined buildings of the old ironworks, chimney and garden surrounding the house with an entrance via an imposing gateway.

Services: Electricity and mains water. **Energy Performance:** Not applicable

**Agency fees paid by the Vendor



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