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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: 5570 Price: 299.500€

Tarn et Garonne, S. W. France ~ within easy reach of a lively local village and the famous 13th Century market town of St Antonin Noble Val where there are a wide range of shops, bars, restaurants, and a lively, year-round Sunday market. Recreational facilities include ~ cinema, tennis courts, swimming pool and canoeing. Also within very easy reach of the A20 and hence about half an hour's drive to Montauban and 1 hour to Toulouse and the International airport at Blagnac.

**A GLORIOUS SETTING WITH 4 ½ ACRES OF SURROUNDING LAND
AND CAPTIVATING MAJESTIC ELEVATED VIEWS FOR MANY MILES**

**A RESTORED AND SPACIOUS COUNTRY HOUSE OF ORIGINAL
CHARACTER AND CHARM**

Together with

A DEEP INFINITY SWIMMING POOL ENJOYING THE STUNNING VIEWS

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 property is approached by a gravelled driveway with large parking area and the light and bright accommodation comprises:

ON THE GROUND FLOOR

Living Room/Dining Room (6.18m x 5m) having beamed ceiling, stone tiled floor and raised stone fireplace with a “Jotul” wood burning stove inset. Also excellent views from the main window.



Bright Fitted Kitchen (4.54m x 3.71m) with excellent views and door to the extensive terracing and pool beyond. Original fireplace with “Jotul” wood burning stove, range of units with work surfaces including sink unit, cupboards and drawers, wall cupboards and wall tiling surrounds. The cooking range, fridge/freezer and microwave are all included. Also timber floor and original built in cupboards.



Bedroom No. 1. (4.53m x 3.16m) with high beamed ceiling, timber floor and window views out to the pool.

Half-tiled Utility Area (potential as dressing room) with sink unit and tiled floor.

Bedroom No. 2. (4.34m x 3.63m) with tiled floor, beamed ceiling and double glazed window views.

Adjoining Shower Room with tiled floor, walk in tiled shower compartment, pedestal washbasin and WC.



An original staircase leads up to **THE FIRST FLOOR**

Charming and Spacious Living Room

(5.63m x 6.18m) with extensive beams open to full roof height, wonderful views from three windows, additional side window (all double glazed), timber flooring and exposed dressed stonework.



Access to spacious **roof storage area.**

Inner landing leading to

Main Bedroom No. 3. (4.88m x 3.85m) having exposed dressed stonework and full range of built in wardrobes. Also handsome flooring and glazed door to exterior stone staircase.

Ensuite Shower Room with tiled shower, bidet and twin washbasin unit with cupboards, mirror and lights above.



Separate W.C. with washbasin and double built in cupboards.

OUTSIDE

Paved dining Terrace at the front.

Large Open-fronted "Double Garage/Barn" (5.6m x 6.7m) in stone and suitable for extension from the main house.

Separate Workshop/Laundry Room (5m x 4.3m) with an arched double door entrance. Power and lighting.

Built-on Greenhouse incorporating original bread oven and having two sets of double glazed doors to the exterior.

Pump Room off

Wine Cellar

Gravelled driveway with large lawned area suitable for tennis court. Kitchen garden and orchard. Also store room.

Small stone barn/outbuildings.

Rear Garden with stone walling and rockeries, a lawned area, very large paved dining Terrace and wonderful views.

Infinity deep tiled Swimming Pool (10m x 5m) with steps at one end and extensive paved surrounds enjoying superb views.

Pool House with the filtration system.

Services: Mains water, electricity and drainage to septic tank. Telephone + ADSL installed.



Logement économe	Logement	Faible émission de GES	Logement
≤ 50 A		≤ 5 A	
51 à 90 B		6 à 10 B	
91 à 150 C		11 à 20 C	
151 à 230 D		21 à 30 D	
231 à 330 E		31 à 55 E	
331 à 450 F		56 à 90 F	
> 450 G		> 90 G	
Logement économe		Forte émission de GES	

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