

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



Ref: 5571 Price: 336.000€

Tarn et Garonne, S.W. France ~ situated in an elevated position on the edge of the medieval market town of St Antonin Noble Val where there are 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 COMPLETELY RENOVATED SINGLE STOREY DETACHED HOUSE (1970)
SET IN MATURE ½ ACRE GARDENS WITH ELEVATED VIEWS
AND SALT WATER SWIMMING POOL**

**Together with
A SEPARATE STUDIO FOR GUESTS
A LARGE GARAGE PLUS SEPARATE CAR PORT FOR 2 VEHICLES**

The light and bright accommodation includes:

- Fitted Kitchen and Separate Dining Area
- Sitting Room with patio doors opening to a huge covered Terrace
- 3 Bedrooms and Shower Room

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 in an elevated situation at the end of a small lane and comprises:

Large Side Terrace with glazed door to

Fully Fitted Kitchen (5m x 2.9m) with range of floor and wall cupboards and including stainless steel sink unit, dishwasher, electric oven and induction hob, extractor fan, built-in fridge/freezer and microwave. Tiled floor, recessed ceiling lights, breakfast bar and sliding picture windows to the front enjoying magnificent views. 2 additional windows. Also water softener and cupboard with 200 litre hot water tank. Steps up to



Dining Area (3.4m x 2.8m) with laminate flooring, electric radiator, window to the south and front door.

Sitting Room (6.3m x 3.4m) having laminate flooring, wood burning stove (pellets), window to the south and double sliding patio doors to the large **External Covered Terrace**.



Inner Corridor with cloaks alcove and leading to

Bedroom No. 1. (3.3m x 3m) with window to the east and electric radiator.

Bedroom No. 2. (3.3m x 3m) with electric radiator and window to the east.

Shower Room with tiled floor, corner shower unit, 2 washbasins to vanity unit with mirrors and lights over, heated towel rail and window.

Separate W.C. with electric radiator.

Bedroom No. 3. (3.5m x 3.4m) with built in wardrobes having mirror fronted sliding doors, electric radiator and window overlooking the Terrace.



OUTSIDE

From the sitting room access to the **Large Covered Terrace** (10m x 4.8m) with decking floor and having sliding patio windows at one end. Door to

Attached Garage (9.6m x 3.3m) with plumbing for washing machine.

Car Port for two cars and high enough to take a camping van.



Salt Water Swimming Pool (10m x 5m and 2.5m deep) with roman end, paved surrounds and outside shower.

Small Guest Studio (3m x 2.9m) situated at the top of the garden and having tiled floor, bed alcove, shower, WC and washbasin. Hot water tank. South facing and having wonderful views

The grounds extend to just over half an acre and are lawned with a variety of shrubs and trees. In springtime they are full of various species of wild orchids.

Services: Mains water, electricity and mains drainage. Telephone + ADSL.

Taxe foncière: 770 euros per annum

Taxe d'habitation: 644 euros per annum

*Agency fees paid by the Vendor



Logement économe	Logement	Faible émission de GES	Logement
50 A		≤ 5 A	
51 à 90 B		6 - 10 B	
91 à 150 C		11 - 20 C	
151 à 230 D	230	21 - 35 D	
231 à 330 E		36 - 55 E	
331 à 450 F		56 - 80 F	
> 450 G		> 80 G	
Logement économe		Faible émission de GES	
		Forté émission de GES	



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