

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



Ref: 5574 Price: 195.000€

Tarn et Garonne, S. W. France ~ situated in the heart of the medieval market town of Caylus with its shops, bars and restaurants as well as a twice weekly produce market. The larger market town of Caussade is a 20 minute drive where there is a train station and access to the A20 autoroute linking Toulouse and Paris.

AN HISTORIC RESTORED TOWN HOUSE

**DATING FROM THE 13TH CENTURY AND HAVING
A FASCINATING FAÇADE WITH NUMEROUS ANIMAL GARGOYLES**



The ground floor picture windows have ample screening when required and the accommodation, which enjoys **full central heating** comprises:

Entrance Hall with tiled floor

Modern Shower Room with tiled shower, vanity unit washbasin, WC and extractor fan.



Replanned Dining Kitchen (5m x 3.2m) with tiled floor, fitted breakfast table and units with base cupboards including deep white glazed sink, rear wall tiling, ceramic hob with electric oven below and extractor canopy above. Also wall cupboards.



Utility Room with fitted cupboards and sink unit installed. Also oil fired central heating boiler and “set-away” oil storage tanks.

Easy rising staircase to **half landing** with **separate ½ tiled WC.**

FIRST FLOOR landing off which lies

Charming finely proportioned Sitting Room/Dining Room (5m x 5.5m) having parquet flooring, two windows to the exterior and original marble fireplace surround.



Spacious Double Bedroom No. 1. (5.3m x 3m) with parquet floor

Shower Room with tiled shower, vanity unit washbasin and wall tiling.

Staircase continues to **UPPER FLOOR Landing** and access to

Elegant and stylish Bedroom No. 2. (5.5m x 5.2m) with twin windows to front, original timber fireplace surround, parquet flooring.

Spacious Bedroom No. 3. (5.4m x 3m) parquet flooring.

Staircase access to

Extensive Upper Room (10.3m x 5.6m) open to full roof height, timber floor, exposed beams and gothic style arched window. Ideal for conversion to extra accommodation.

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

***Agency fees paid by the Vendor**



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