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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: 5579 Price: 195.000€

Tarn et Garonne, S. W. France ~ Set on the edge of a traditional village square and within walking distance of a bar/restaurant and boulangerie/general store. There is much beautiful countryside all around and several nearby towns, including historic St Antonin Noble Val, Cordes-sur-Ciel and Albi. Toulouse and the International airport are just over an hour's drive and there is are railway stations in nearby Lexos and Caussade.

**A STONE BUILT FULLY CONVERTED 4 BEDROOM, 2 BATHROOM
VILLAGE HOUSE**



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 accommodation is part double glazed with electric radiators installed and comprises:

ON THE GROUND FLOOR

Glazed door to

Spacious Sitting Room and Dining Room with study area (10m x 4.4m max) with tiled floor and high beamed ceiling. Original fireplace with wood burning stove. Archway to



Fitted Galley-style Kitchen with fitted wall and base cupboards with tiled tops and surrounds, twin bowl sink unit, electric oven and 4 ring hob, extractor fan and door to the exterior.



Laundry/Utility Room and access to **Vaulted Wine Cellar/Store Room**

Staircase with dressed stone walling leads up to

THE FIRST FLOOR LANDING with double glazed double doors to a small private tiled Terrace.

Bedroom No. 1. (front) (5.5m x 3.4m) with timber floor and high beamed ceiling, fitted wardrobe units and dressed stone wall feature.

Ensuite Shower Room mainly fully tiled with shower, vanity unit, washbasin, WC and heated towel rail.

Bedroom No. 2. (4.5m x 3.5m) with timber floor and wardrobe.

Bathroom with panelled bath and tiled surrounds and vanity unit washbasin.

Separate WC and washbasin

Inner landing to

Bedroom No. 3. (4.5m x 4m) with range of fitted wardrobes and high beamed ceiling.

Bedroom No. 4. (3.2m x 2.3m)

Access to **private roof sundeck**



OUTSIDE

External double doors open to the **Attached Stone Building** which was lived in long ago when the main house was a bar. There is much potential here to create a separate guest/letting unit comprising:

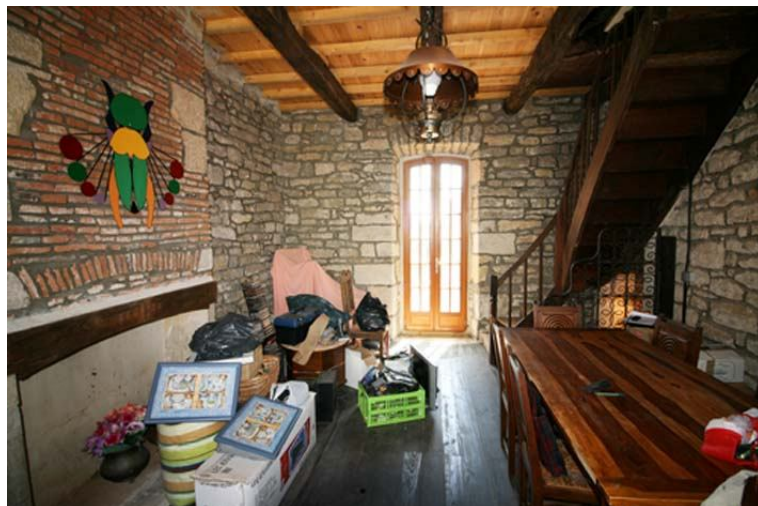
Ground Floor Room (6.4m x 4m) with two windows, stone paved floor, original old stone sink and fireplace. Stone dressed walling.

Space off for WC.

Staircase to **First Floor**

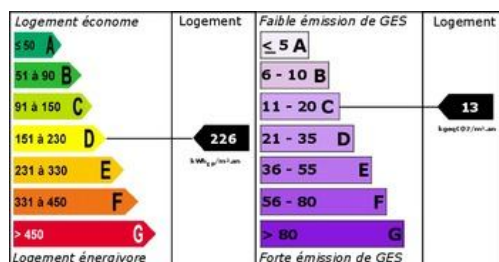
Excellent Room (5.6m x 4m) with dressed stone walls, 2 large windows with views to the front. Original brick and stone fireplace, double glazed double doors and wide exterior balcony with wrought iron balustrade.

Staircase to additional roof room.



Services: Mains water and electricity. There is mains connection for the waste water and septic tank for the toilets.

***Agency commission paid by the Vendor.**



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