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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: 5580 Price: 175.000€*

Tarn, S. W. France ~ set in a traditional hamlet within an easy drive (8 minutes) to the famous 13th Century riverside market town of St Antonin Noble Val where there are many attractions including all amenities, bars, restaurants, shops, cinema, together with recreational facilities ~ 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 FULLY RESTORED AND IMPRESSIVE DOUBLE FRONTED STONE BUILT
TRADITIONAL HOUSE
WITH SPACIOUS LIGHT AND BRIGHT ACCOMMODATION**



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€

Set behind high laurel hedgerows, with lawned garden strip for sitting out, and also having additional separate land extending to over 10 acres.

The attractive and easily managed accommodation comprises:

Hallway

Spacious and attractive open-plan Sitting Room/Dining Room and Fitted Kitchen (9.8m x 4.7m) with high beamed ceiling, dressed stonework complete to one side, massive original fireplace and wood burning stove. Also double French windows to the front garden. The kitchen area has a range of base cupboard units, tiled worktops, twin bowl sink unit and wall cupboards.



Store Room leading off.

Shower Room with fully tiled shower, pedestal washbasin, WC and tiled floor. Extractor fan.

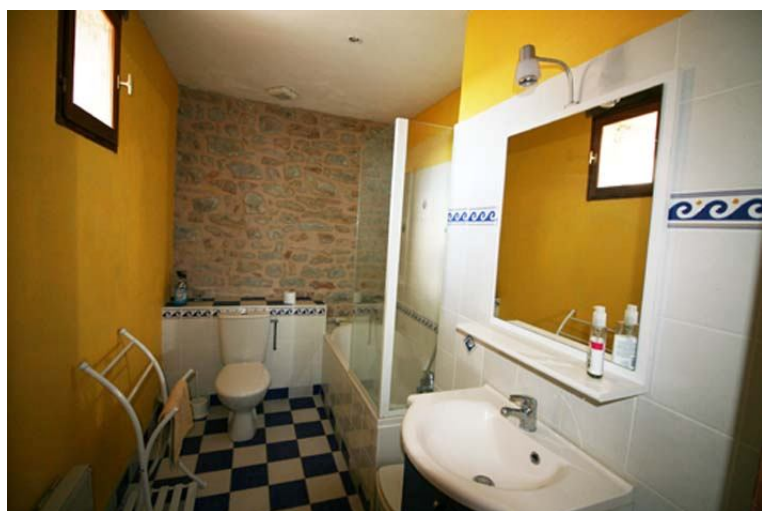
A staircase leads to the **UPPER FLOOR LANDING**

Bedroom No. 1. (4.7m x 3.1m) (right hand side) with dressed stone walls to two sides, light and bright with windows to two sides and built in double wardrobe.

Bedroom No. 2. (4m x 3.1m) with dressed stone work, good views across to hill side.

Bedroom No. 3. (4.2m x 2.6m) with dressed stone work to two sides and window views.

Bathroom with panelled bath and tiled surround, full height shower, vanity unit washbasin, WC, tiled floor and extractor fan.



OUTSIDE

Hangar (3.8m x 2.7m)

Front Garden 15m x 3m approximately

Separate Land extending to approximately 10 acres.

Services: Mains water, electricity and mains drainage.

***Agency fees paid by the Vendor**

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