

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



Ref: 5582 Price: 498.000€

Tarn et Garonne, S. W. France ~ Ideally placed in the valley of the River Bonnette – a pretty trout stream which runs between the delightful old towns of St Antonin Noble Val (8kms) and Caylus (2.5kms) both of which have a beautiful central market square and markets each week. Also fine old buildings as well as an excellent selection of shops, restaurants, bars and recreational facilities.

**A BOURGEOISE COUNTRY HOUSE SET IN 3¾ ACRE PRIVATE GROUNDS
AND HAVING SEVERAL EXCELLENT OPTIONS INCLUDING:**

- **A VERY SPACIOUS FULLY RESTORED 5 BEDROOM/5 BATHROOM FAMILY DWELLING**
- **A CHAMBRES D'HOTES ARRANGEMENT FOR INCOME**
- **LIVING PRIVATELY AS WELL AS CONVERTING THE EXTENSIVE OUTBUILDINGS TO ADDITIONAL RESIDENTIAL UNITS
(subject to planning permission)**

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 residence has full central heating and double glazing and the superb accommodation comprises:

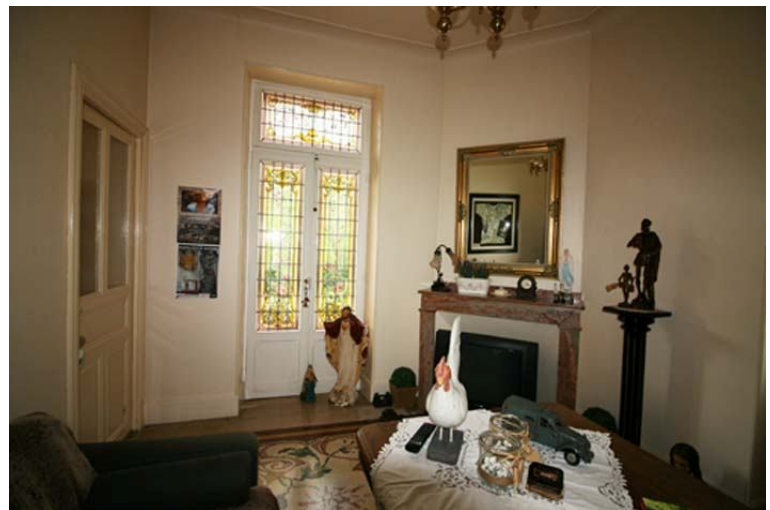
ON THE GROUND FLOOR

Double door entrance to **Reception Hall** with original dado, floor and wall tiles.

Spacious Main Room (4.9m x 4.9m) elegant, stylish and finely proportioned including original tiled floor and marble fireplace. Two sets of French windows (with hand painted panels) lead to the terrace. Two of the walls are decorated with original hand-painted posters (dating from the 1880's and 1890's) depicting scenes from fiestas in various Spanish cities. Also wood-burning stove to original fireplace.



Access to **Attractive Adjoining Room** (3.8m x 3.37m) ideal as a dining room and having original tiled floor and corner marble fireplace. French windows with original hand painted glazed panels give access to a SE facing terrace overlooking the garden.



Fitted Breakfast/Kitchen (4m x 3.9m) with range of fitted units and incorporating hob, extractor canopy, oven, microwave and dishwasher – all of Neff manufacture. Two windows, fluorescent lighting and new tiled floor. An internal door gives access to a **Walk-in Pantry** (3.20m x 1.30m).

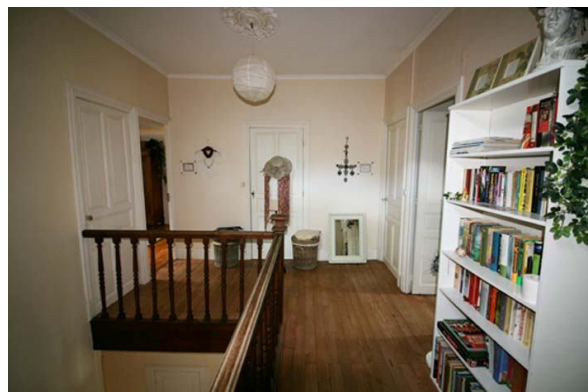


Utility Room (3.8m x 3.60m) containing the oil fired central heating boiler, stainless steel sink unit with tiled surround and spaces for washing machine and refrigerator.

Store/Workshop (3.30m x 3.20m) with **separate WC** and washbasin and a double glazed door to the garden.

Staircase from hall to **Wine Cellar** (6.20m x 3.20m) with concrete floor and timber storage shelves.

Staircase from the hall to **THE FIRST FLOOR SPACIOUS LANDING** off which lies



Suite No. 1. Comprising **Living Room/Dining Room** (5m x 4m) with double French windows to external sitting balcony. Original fireplace feature and double doors to

Spacious Bedroom (4.9m x 4m) also with double French windows to balcony with views.

Ensuite Shower Room with tiled shower, washbasin, WC and heated towel rail.



Inner landing to

Suite No. 2. Comprising **Sitting Room** (3.82m x 3.26m) with timber floor

Bedroom (3.8m x 3.8m) with built in cupboards.

Ensuite Shower Room with tiled shower, washbasin, WC and heated towel rail.

Separate WC and washbasin



Staircase to **UPPER FLOOR LANDING** with access to

Suite No.3. comprising **Sitting Room** (5m x 3.6m) with timber floor

Bedroom (5m x 3.5m)

Ensuite Shower Room with tiled shower, washbasin, WC and heated towel rail.

Suite No. 4. Comprising:

Sitting Room with high ceiling and window views.

Ensuite Shower Room with tiled shower, washbasin, WC and heated towel rail.

Access to **Bedroom** (3.8m x 3.7m) also with window views.



Private Suite No. 5. is located **on the ground floor** with separate access to the exterior and comprises:

Very spacious combined Bedroom and Sitting Room (9.6m x 6.3m) with stone walling, range of windows and tiled floor.

Ensuite Shower Room with tiled walk in shower, washbasin, WC and tiled floor.



OUTSIDE

There are extensive outbuildings which provide much ongoing potential if required, namely:

TWO ATTACHED BARN – one is a large 2 storey stone building (formerly separated from the main house) for which planning permission has previously been granted for its conversion to a 2 bedroomed dwelling and large studio. It would provide for: On the Ground Floor Entrance hall and W.C., Kitchen and Utility Area, Small Sitting Room, Living/Dining area with a staircase rising to the First Floor Here there would be a principal bedroom, second bedroom, bathroom with shower and a W.C. The habitable space would be approximately 128m². Also large artist's studio (54m²) planned for use either with the main house, the converted barn or as a separate unit for renting.

The second is a smaller single storey barn (approx. 73m²) linking the large barn to the house and was formerly the servants' living quarters. This could be used as a "granny flat" or rented as rural gite. Conversion would provide a large sitting room and bedspace area, shower room and separate W.C., kitchenette/dining area.

Note: Planning permission for the larger of the two barns was granted in 2004 and a declaration for starting work has been lodged with the Mairie to enable conversion work to continue into the future. Permission was also granted, separately for the construction of a septic tank and filter bed for the new unit.

DETACHED BARN with granted planning permission and works commenced. Of stone construction the barn stands within its own dedicated plot of land extending to about 3000m² and is approached by its own access lane. Orientated to the south east the barn is situated on land rising to the north west and enjoys superb views over the countryside.

The barn will provide **on the ground floor** a split level living room with circular staircase to a gallery on the first floor. French window gives access to a partly covered terrace and an ideal area for a swimming pool. **On the first floor** the gallery (wide enough for a small sitting area) leading to a large dining hall. Kitchen, principal bedroom with ensuite bathroom, separate W.C. and walk in wardrobe. 2nd bedroom with en suite shower room and separate W.C. Note: the gross internal floor space extends to approx. 228m².

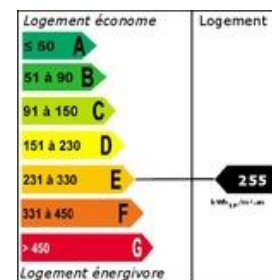
The Grounds extend to approximately 1.53 hectares. The park surrounding the property extends to about 4500m² and is generally laid to grass with a number of flowering shrubs and mature trees. There is an area of natural woodland, a lily pond with fountain and a drive leading to a free standing carport for two cars. There is also an **above-the-ground Swimming Pool**.



Services: Mains water, electricity and drainage to septic tank. Telephone + ADSL, oil-fired central heating.

Taxe foncière: 1666 euros per annum

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



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