

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



Ref: 5590 Price: 345.000€

Tarn et Garonne, S. W. France ~ Set in approximately 2 ½ acres with attractive landscaped gardens together with adjoining pasture land. Close to the gorge of the River Aveyron, within easy reach of a lively local market town and some 20 minutes drive to Montauban with quick access via the A20 to Toulouse and the International Airport.

**A VERY SPACIOUS COUNTRY HOUSE SET IN BEAUTIFUL
TWO AND A HALF ACRE GROUNDS**

**Only a personal visit will discover the charm that the interior accommodation offers
as well as the stunning views**

Including:

- *Two Excellent Reception Rooms
- *Fitted Kitchen
- *5 Bedrooms and 2 Bathrooms
- *Built-in Garage
- *Oil fired Central heating

With full central heating the accommodation comprises:

Main Hallway

Charming and very spacious Sitting Room (7m x 5m) with two sets of arched double French windows opening on to the front terracing, a handsome fireplace in stone with a wood-burning grate inset and built in cupboards to one side.



Glazed double doors from the sitting room open to

A well-fitted Kitchen (5.5m x 3m) another bright room with a full range of matching units including built in sink unit, matching cupboards and drawers and formica working surface with a gags and electric hob inset and extractor canopy above. Also eye level electric oven and wall cupboard units to both sides. There is an additional range of floor units with open shelving and a built-in refrigerator, all with working tops and tiled surrounds. Italian marble tiled floor.



A glazed door opens to an excellent timber decking dining area with flower beds surrounding.

Separate Dining Room (3.5m x 3.5m) situated at the rear of the hall. Window views to the garden.

Leading directly from the L shaped hallway is a built-in cupboard and a **Separate WC** with washbasin.



Ground Floor Bedroom No. 1.

(4m x 3.5m) an attractive bright room with windows to two sides.

Ground Floor Bedroom No. 2.

(5m x 3.5m) at present in use as a library/study and having parquet flooring and a large window overlooking the garden.

Adjoining Bathroom having low step in bath with full height shower attachment, vanity unit washbasin, half tiled walls and tiled floor.

Staircase from the hallway to the **UPPER FLOOR**

Living Room/Landing Area (5.87m x 4.8m) a spacious and attractive room with panelled ceiling, exposed beams and parquet flooring. Also two built in store rooms.

Study/Bedroom No. 3. (5.1m x 4.62m) with two dormer windows, panelled ceiling and exposed beams.

Archway leading to an inner landing and access to

Charming and Spacious Bedroom No. 5. (5m x 5m) with panelled ceiling, exposed timbers and dormer windows to two sides. Also fitted wardrobe and air conditioning unit.

Double Bedroom No. 5. (5m x 5m) at the far end – this bright room has two dormer windows, panelled ceiling, exposed beams and built in wardrobe.

Spacious Bathroom (5.5m x 3.5m) with twin washbasin vanity unit with cupboards beneath and mirror and lighting over, corner bath with tiled surround and hand shower attachment, W.C. Parquet flooring, dormer window and exposed beams. Also range of shelved full height cupboards.



Additional Room (6.6m x 5.28m) which could create a superb extra bedroom with ensuite facility. The plumbing and electrics are already in place.

GROUND FLOOR access to:

Spacious Built-in Garage with access via the door from the kitchen and having a high ceiling, double doors to the front, two window areas and a workshop area in an L-shape. There is an additional rear door to the garden. The oil-fired central heating unit is installed here as is the central heating oil tank. Leading off is a very large **Wine Store and Storage Area.**

OUTSIDE

The property is approached by a double gateway entrance with in-and-out driveway which continues all around the house. There are beautiful landscaped gardens with lawned areas and a wide variety of flowering shrubs and trees which provide a most attractive setting to this delightful house. There is also a small fishpond with rockery surround. Also purpose built "potager". **The grounds extend to approximately two and a half acres.** There is ample outside parking in the gravelled side area. The property has some attractive external stonework features and a tiled roof.

Services: Mains water and electricity. Drainage to septic tank, telephone + ADSL. Oil-fired central heating.

***Agency fees paid by the Vendor**



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