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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: 5591 Price: 345.000€

Tarn et Garonne, S. W. France ~ An idyllic situation awaits. For here you can enjoy complete peace and quiet, with superb views from on high – all set in over an acre. Yet, within easy driving distance (6 to 7 minutes) to the lively and fascinating 13thC market town of St Antonin Noble Val where there are shops, bars, restaurants and a lively year round Sunday market. Recreational facilities include ~ cinema, 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 UNIQUE AND SPACIOUS COUNTRY HOUSE

Circa 1776

Together with

A DETACHED BARN WITH POTENTIAL

and

A LARGE HEATED SWIMMING POOL

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€

Plenty of space, together with light and bright rooms, bags of character and for complete comfort, full oil fired central heating is installed and the windows are mainly double glazed. Set amidst attractive landscaped gardens, the property comprises:

ON THE GROUND FLOOR

Attractive Entrance Hall (2.7m x 2.3m) with tiled floor and exposed stone walls.

Large Part-Bathroom with pedestal washbasin, low level WC and built in double cupboard. Ample space to install bath or shower.

Salon or 5th Bedroom (4m x 3.5m) with tiled floor, beamed ceiling.

Superb Sitting Room/Dining Room (7.8m x 4.8m) having beamed ceiling, open fireplace feature with wood burning stove, exposed stonework, original evier and tiled flooring.



Stone archway through to **Conservatory Area** (3.3m x 2m) with sliding double glazed picture windows and excellent elevated views.

Glazed doors from the sitting room to **Exterior Dining Terrace** with open outlook, covered roof and wrought iron safety balustrade.



Fitted Kitchen plus **Breakfast Dining Area** (overall 6.4m x 3.3m) having twin bowl sink unit, range of base cupboards incorporating new 4-ring gas hob with extractor canopy, new eye level electric oven and walk in cupboard. Also built in dishwasher and wall cupboards. Stone archway through to the breakfast dining area with double glazed sliding windows enjoying the outlook.



Staircase to the **FIRST FLOOR** with landing access to

Spacious Principal Bedroom (7m x 6.5m overall) with exposed ceiling beams, pine wood flooring, window views and built in double wardrobe. Also cooler fan.

Bedroom No. 2. (4m x 4m) with window views and exposed beams.

Bedroom No. 3. (4.3m x 3.5m) with exposed beams and vertical beam.



Inner landing to

Bedroom No. 4. (4.5m x 4m) with full width low level windows and colombage wall features.

Bathroom No. 1. Having panelled bath with shower attachment and tiled surround, pedestal washbasin and WC

Bathroom No. 2. Having panelled bath with tiled surround, tiled shower, pedestal washbasin and WC



ON THE LOWER GROUND FLOOR with staircase access from the kitchen are

Utility (laundry area) (1.5m x 3.8m and 3.5m x 3.9m) with oil fired central heating boiler.

Large Room (5.6m x 4.8m) housing the oil tank.

OUTSIDE

Attractive and Secluded Grounds of just over an acre and including

A large 11m x 5m Swimming Pool which has heating via a heat pump.

Pool House with electrics and water

Detached barn (7.6m x 7.1m) on two floors with flag stones to the ground floor and concrete to the upper floor. Also electrics and water.

Services: Mains water, electricity and septic tank drainage (the system was totally replaced approximately 3 years ago to conform to current day standards). Telephone + ADSL. Oil-fired central heating.

***Agency fees paid by the Vendor**



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