

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



Ref: 5594 Price: 229.000€

Tarn et Garonne, S. W. France ~

Houses of modern design often give no clue as to the space, charm and individual character of the interior accommodation.

But when you look at the photos of the interior that follow you will be very pleasantly surprised and when you gaze at the fantastic views up to the river gorge – then this

DETACHED ARCHITECT DESIGNED HOUSE **WILL PROVIDE MANY, IF NOT ALL, THE ATTRACTIONS YOU DESIRE**

Including

- A walk to the nearby riverside bar
- Stroll into the famous town of St Antonin Noble Val with its many excellent amenities
- Sit in the secluded landscaped ¼ acre gardens with sunshine and the magnificent views
- Use the outbuildings and barn for garaging, games room and workshop facilities

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€

More about St Antonin Noble Val ~ A fascinating 13th century market town 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.

The Property has electric radiator heating and double glazing throughout and the ground floor accommodation comprises:

External gravel Terrace with superb views across to the gorge and listen to the river nearby. **Wide Covered Porch** with tiled floor.

Entrance Hall with tiled floor

Separate WC and washbasin

Glazed twin doors and side door to

Charming and Spacious Sitting Room (6m x 5.55m) open to full roof height with exposed timber beams, tiled floor, stone fireplace and wood burning stove. 2 sets of glazed double French windows to large roofed dining and sitting Terrace. Tiled floor.



Square archway to

Attractive Dining Room (5m x 3m) open to full roof height and having full height sliding patio doors to the Terrace at the front.



Shielded from the living room is a **Kitchen** with twin bowl stainless steel sink unit with tiled surrounds, electric oven and 4 ring electric hob, base cupboards, built-in dishwasher, fridge freezer and separate unit with stainless steel top. Window view.



Inner hall to **3 double bedrooms** – all with range of built in wardrobes and timber flooring:

Bedroom No. 1. (4m x 3.3m)

Bedroom No. 2. (3.4m x 3m) with views to the gorge

Bedroom No. 3. (3.37m x 3m) with garden outlook



Bathroom with panelled bath, pedestal washbasin, WC, tiled walls, walk-in shower, built in shelved cupboard.

Store Room/Laundry with shelving

Study/Bedroom No. 4. (2.9m x 2.7m)



OUTSIDE

Barn (9m x 3m) with double glazed windows, light and power. Glazed double French doors and side door.

Inner Study/Games Room (7m x 3.5m) with power, light and timber floor.

Archway and glazed door to

Barn (7m x 6m) for garaging.

The Grounds extend to 1.225m² (over a quarter of an acre).



Services: Mains water, electricity, mains drainage, telephone + ADSL, electric heating and wood burning stove.

Taxe Foncière: 802 euros per annum

***Agency fees paid by the Vendor**

Logement économe	Logement	Faible émission de GES	Logement
≤ 50 A		≤ 5 A	
51 à 90 B		6 - 10 B	
91 à 150 C		11 - 20 C	13
151 à 230 D		21 - 35 D	Logement 13/100kWh
231 à 330 E	236	36 - 55 E	
331 à 450 F	à 100€/m ² /an	56 - 80 F	
> 450 G		> 80 G	
Logement énergivore		Forte émission de GES	

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