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



Ref: 5597 Price: 535.000€

Tarn, S. W. France ~ How exceptional is the opportunity to acquire

**AN IMPRESSIVE FULLY RESTORED WHITE STONE HOUSE
OF OUTSTANDING CHARACTER, GREAT SPACE AND COMFORT
Together with
A SECOND ADJOINING RESTORED 3 BEDROOM HOUSE**

**Both enjoying a secluded courtyard garden and terracing
as well as stunning views over glorious countryside yet
SITUATED ON THE EDGE OF A CHARMING, HISTORIC VILLAGE
WITH RESTAURANTS, BAR AND DAILY FACILITIES**

Indeed a very exceptional opportunity within easy reach of wine centre Gaillac and well as the famous UNESCO World Heritage City of Albi. The A68 gives quick access to Toulouse and the International airport.

The accommodation has been completely restored and provides great space and comfort with oil fired central heating, double glazing and full insulation.

Many of the original features have been carefully preserved and include much dressed stonework, colombage timberwork to the walls and handsome parquet flooring. Also high beamed ceilings.

Comprising: **ON THE GROUND FLOOR**

Entrance Hall with handsome double front doors and original tiled floor



Separate WC and washbasin

Attractive Dining Room (4.4m x 4m) with glazed door to private garden and outside dining terracing.



Fully fitted and Equipped Dining Kitchen (4.6m x 3.7m) with tiled floor and range of base and wall cupboards including sink unit, double oven cooking range with gas hob and extractor fan over. Also fridge/freezer.



Laundry Room (3.5m x 2.8m) with fitted cupboards and twin bowl sink unit. Also tiled flooring and original evier (ancient stone sink).

Utility Room with twin bowl sink unit, cupboards and separate door access to the adjoining second house.

Easing rising staircase up to

Magnificent and very spacious Sitting Room (11.6m x 5.8m) enjoying wonderful double window views across many many miles of glorious countryside. Also handsome full height stone fireplace with wood-burning stove inset.



Principal Bedroom No. 1. (5.5m x 5.3m) enjoying the views. Also mirror fronted wardrobe with fitted dressing area behind.

Ensuite Spacious Bathroom (4.3m x 4m) with central panelled bath, separate shower unit, tiled walling and flooring, 2 pedestal washbasin and WC. Also heated towel rail.



Games Room/Study (5.33m x 4.9m)



Staircase to **Attractive Upper Floor Landing** off which lead:

Bedroom No. 2. (4.6m x 2.5m) with tiled floor and built in shelved cupboard. **Ensuite Shower Room** with twin washbasin vanity unit, WC and tiled floor.

Bedroom No. 3. (4.2m x 4m) with tiled floor.



Staircase to **Converted Roof Area** with electric radiators and comprising a **Spacious Sitting Room/Bedroom No. 4.** (10m x 9m) with natural roof lighting and store room area leading off.

Ensuite Bathroom with panelled bath, pedestal washbasin and WC.



ON THE BELOW GROUND FLOOR lies extensive storage areas and wine store.

