

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



Ref: 5599 Price: 269.000€**

Tarn et Garonne, S. W. France ~ Set in the heart of the famous 13th Century market riverside town of Saint Antonin Noble Val. There are various excellent attractions including river canoeing, tennis courts, swimming pool, cinema, chambres d'hôtes and year round Sunday market on your door step. Main line railway station and A20 motorway links are to be found in nearby Caussade (20km) and Toulouse airport an hour's drive.

**AN IDYLIC LOCATION TO ACQUIRE THIS VERY SPECIAL COMBINATION
OF
AN ATTRACTIVE, COMPLETELY ARRANGED AND EQUIPPED
RESTAURANT
PLUS
TWO FULLY RESTORED SELF-CONTAINED APARTMENTS BASED ON THE
UPPER FLOORS**

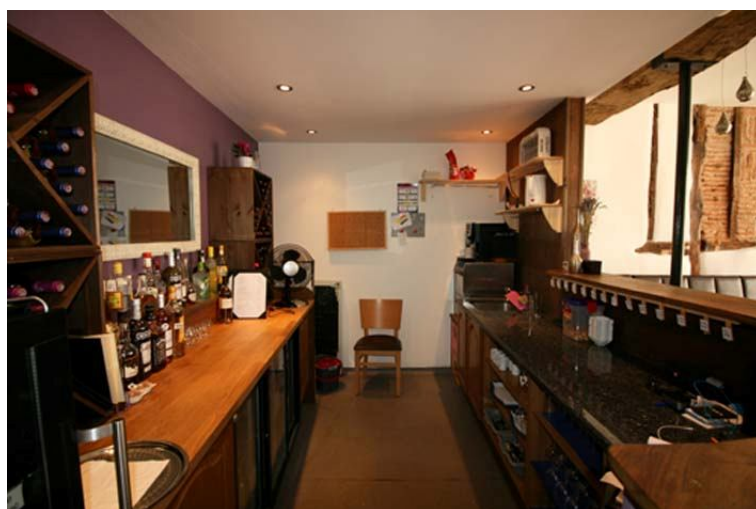
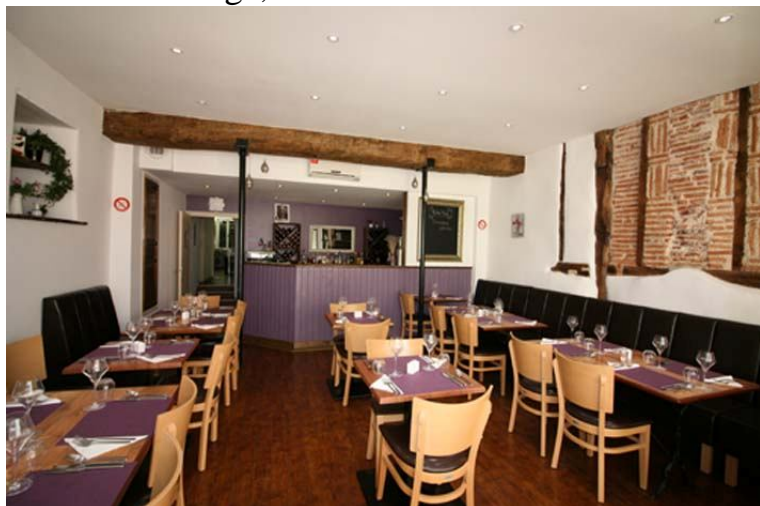
Also including everything needed for the restaurant business as well as all items within the furnished apartments.

Fronting on the main street leading into the centre of the town, the property comprises:
ON THE GROUND FLOOR

THE ATTRACTIVE RESTAURANT PROVIDES SITTING ACCOMMODATION FOR 26 DINERS plus EXTERIOR SPACE AT THE FRONT OF THE BUILDING

The restaurant has plenty of ceiling height, picture windows for natural lighting and colombage wall features. Also a combined air conditioning/ heating system.

At the rear of the dining room there is a fully fitted **servery bar** including a drinks fridge, wine fridge, coffee machine and till.



An inner hallway leads to **a fitted cloakroom** including separate WC and washbasin.

Professionally equipped kitchen (5m x 2.8m) fully stainless steel wall lined and including 5 ring, 2 oven gas and electric cooker, 2 deep fat fryers, char grill, 3 under surface fridges and dishwasher.



An inner hallway leads to **FIRST FLOOR** with

APARTMENT NO. 1. Comprising:

Sitting Room/Dining Room plus Kitchen Area (6m x 5.7m) with 2 windows, high ceiling, timber floor, original fireplace with wood burning stove and built in cupboards. The kitchen area includes a base cupboard unit, stainless steel sink unit, electric oven, 4 ring gas hob and fridge.

Double Bedroom (4.4m x 3m) with high ceiling and timber floor

Shower Room with walk in tiled shower, vanity unit washbasin and WC.



Staircase to **UPPER FLOOR** with

APARTMENT NO. 2. Comprising:

Inner hallway to **Living Room and Kitchen Area** (5.53m x 4.4m) with high ceiling, 2 windows for natural light, timber floor and kitchen area with base cupboard unit, stainless steel sink unit, electric oven, 4 ring gas hob and fridge.

Double Bedroom (4.4m x 3.25m) with original fireplace feature, timber floor and attractive window views. **Shower Room** with tiled shower, vanity unit washbasin, heated towel rail, separate WC.



Note: electric radiators are installed to both apartments. There is separate access from the exterior to enter up to the apartments.

ON THE LOWER FLOOR

Laundry Area with separate door to the exterior.

Utility Room for fridges and freezer.

Very spacious Wine and General Store
(5.6m x 5.2m)

Separate Store Room with external access.



Services: Mains electricity, mains water and mains drainage, telephone + ADSL.

**Agency fees paid by the Vendor



View from Apartment 2



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