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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: 5605 Price: 395.000€**

**Tarn et Garonne, S. W. France** ~ set on the edge of a traditional village in **private grounds of 1 ¼ acres with swimming pool**. Within easy (8km) reach of the fascinating 13<sup>th</sup> century market town of Saint 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.

**AN ARCHITECT DESIGNED COUNTRY HOUSE**  
**OF EXCEPTIONAL AND INDIVIDUAL CHARACTER AND APPEAL**

Built some 10 years ago, the present owners ensured that they would enter into classic-style construction of the highest quality and appeal as well as complete comfort throughout. Thus this charming property includes:

- Extensive oak beams to high ceilings
- Attractive ground floor tiling throughout
- Under-floor heating (via a heat exchange pump) to the ground floor plus cooler system
  - Double glazing to extensive windows throughout
  - Central vacuum system with a number of interior outlets

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€

**Covered Porch** with doorway accesses to the hall and main living room.

**Entrance Hall**

**Charming and Spacious Main Sitting Room and Dining Room** (9.5m x 5.3m) with glazed arched double doors to the grounds, 2 additional glazed doors to the exterior, handsome open fireplace in stone to full ceiling height. This room is part opened to full roof height.



**Fully fitted and equipped Dining Kitchen** (5m x 4m) having range of base cupboards with granite worktops including built-in electric oven, 4 ring gas hob with extractor fan, sink unit and dishwasher. Also matching wall cupboards.



**Additional Room** leading off (4m x 2.4m) at present a laundry room with twin bowl sink unit. (Note: this room could be cleared and transferred to the adjoining laundry room thus creating a 4<sup>th</sup> bedroom if required).

Door to **Laundry/Utility Room** with the hot water tank and door to exterior.

The hallway gives access to:

**Ground Floor Bedroom No. 1.** (4.2m x 3.2m) with glazed door to the external terracing.



**Ground Floor Bedroom No. 2.** (5.4m x 3.5m) with complete range of full height fitted wardrobes and cupboards and glazed door to the exterior.



**Ensuite Shower Room** with fully tiled walk-in shower, marble featured washbasin unit with mirror and lighting over. W.C. Also fully tiled walls and range of built in cupboards.



Inner Hallway with range of fitted wardrobes and access to **Separate WC** with fitted washbasin.

Easy rising staircase from the sitting room up to an **Impressive Gallery-style Landing** with oak flooring and cosy sitting area. Access to

**Double Bedroom No. 3.** (4m x 3m) with **Ensuite fully tiled Shower Room** having walk-in shower, vanity unit washbasin and mirror and lighting. WC and electric radiator.



**OUTSIDE**

Tiled terracing all around the house, imparts very extensive and covered dining Terrace. Tiled walkway down to the **Swimming Pool** 9m x 4.5m with opening cover, tiled surrounds and shower unit. Lawned gardens with flower beds, stone walling and enjoying privacy from tall mature trees. The grounds extend to over 1 ¼ acres.

**Detached Garage** with electrically operated door and **Garden Store Shed** by the vegetable garden.

**Services:** Mains water, electricity, drainage to septic tank. Telephone + ADSL. Water cistern. Under-floor heating to the ground floor via a heat exchange pump.

Logement économe	Logement	Faible émission de GES	Logement
< 50 A		< 5 A	5
51 à 90 B		6 - 10 B	
91 à 150 C	124	11 - 20 C	
151 à 230 D		21 - 35 D	
231 à 330 E		36 - 55 E	
331 à 450 F		56 - 80 F	
> 450 G		> 80 G	
Logement économe		Faible émission de GES	Logement



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