

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



Ref: 5606 Price: 499.000€

Tarn et Garonne, S. W. France ~ Situated in grounds extending to almost one acre and enjoying magnificent elevated views over hundreds of miles of open countryside. Also only 2kms from a lively riverside village and onwards to Cordes and Albi.

**AN INDIVIDUALLY DESIGNED AND VERY SPACIOUS
DETACHED RESIDENCE ENJOYING MANY SPECIAL FEATURES**

**Together with
A SEPARATE SELF-CONTAINED APARTMENT
Ideal for family and guests**



The external staircase leads up to **the superb roofed Terrace** which is simply stunning and extends to two sides of the house. 2 sets of tri-fold glazed doors lead through to a



Very spacious light and bright Sitting Room (6.53m x 5.8m) having additional windows to two sides, handsome tiled floor, wood burning stove, recessed ceiling lighting and air conditioning unit. Also enjoying the elevated views.



Glazed double doors to the extensively fitted **Dining Kitchen** (6.8m x 5m) with full range of high-spec fittings and equipment including base cupboards with quartz worktops and matching wall cupboards. Also “Neff” oven, micro-wave, induction hob, dishwasher, fridge/freezer and extractor fan.



Inner hallway with **Separate WC**

Music Room/4th Bedroom (5m x 3.2m)

Spacious Home Cinema Room (37m²)

Store Room with the central heating equipment.

Utility Room (3.4m x 3.2m) with range of base cupboards having tiled surrounds, stainless steel sink unit, wall cupboards and tiled floor.



Easy rising staircase from the dining/kitchen to the **FIRST FLOOR**

Study-style Landing (4m x 2.3m) with window views.

Master Bedroom No. 1. (5.3m x 5m) a very spacious room with great window views, recessed ceiling lighting and range of built-in wardrobes.

Ensuite Shower Room with tiled walk-in shower, vanity unit washbasin, WC. Additional wall tiling and built in cupboards also heated towel rail.



Inner landing to

Bedroom No. 2. With glorious window views, ceiling cooler fan.

Ensuite Shower Room fully tiled shower, pedestal washbasin, WC and tiled floor.

Bedroom No. 3. (3.4m x 3m)

Family Bathroom with panelled bath, washbasin and WC.





THE SEPARATE RESTORED APARTMENT

Offers attractive guest/family accommodation including:

Sitting Room/Dining Room with fitted Kitchen Area (5.8m x 3.9m) including full range of base cupboard units including stainless steel sink unit, electric oven, 4 ring gas hob and extractor canopy. Built in fridge and matching wall cupboards. Also electric radiator, glazed doors to external **dining/sitting Terrace** with the stunning views.



Bedroom (4.9m x 2.8m) with glazed door to exterior, picture windows and electric radiator.

Shower Room with tiled shower, pedestal washbasin, WC and heated towel rail. (note: double glazing is installed throughout).

OUTSIDE

The outstanding and extensive **“wrap-around covered Terrace”** also enjoys the wonderful views, has tiled floor and security balustrade. The main section to the front of the house measures 12m x 4.5m. A staircase from the side section leads through the garden down to the chlorine treatment **swimming pool** (10m x 5m) and the **outdoor hot tub**.



At the lower entrance to the property there are handsome electrically operated wrought iron double gates and the driveway leads up to the gravelled areas for ample parking space.

Tiled roofed Garage and large Store Room leading off. (6.4m x 5.5m)



Services: Mains water, electricity and drainage to septic tank. Oil fired central heating, double glazing, 2 reversible air conditioning unit. Top quality insulation throughout. Telephone + ADSL.

Habitable surface area of both buildings combined: 264m²

Land area: 3815m²

Taxe foncière: 2042 €per annum

***Agence 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	108	11 - 20 C	20
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	
		Forte émission de GES	

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