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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: 5607 Price: 160.500€

Tarn et Garonne, S. W. France ~ Situated in a small hamlet within easy reach of Verfeil sur Seye and 15 minutes drive to St Antonin Noble Val. Toulouse and the International airport can be reached in 75 minutes.

A TRADITIONAL CORPS DE FERME TO RENOVATE

WITH ATTACHED AND SEPARATE BARNs,

GARDEN AND LAND EXTENDING TO TWO AND A HALF ACRES



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€

ON THE GROUND FLOOR (All rooms have garden window views)

Kitchen (5.2m x 4.8m) with sink unit and tiled floor.

Living Room/Dining Room (5.2m x 5m) with tiled floor

Additional Room (4.6m x 3m)

Store Room (4.6m x 4m)

Staircase to **THE FIRST FLOOR**

Bedroom No. 1. (4.8m x 3m) with access to external terrace.
Access through to

Bedroom No. 2. (4.7m x 4.3m) with glazed door to external terracing

Inner Landing to

Bedroom No. 3. (5m x 4m) with original stone fireplace.

Separate WC

Bathroom with bath, washbasin unit.

Bedroom No. 4. (4.4m x 3.8m)

OUTSIDE

Lawned and hedged rear garden. Total grounds extend to **two and a half acres**.

2 Storey Barn (opposite the main house) comprising:

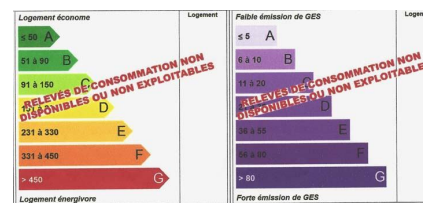
Main Section (12.5m x 6m)

Adjoining Section (6m x 5.5m)

Extensive barn adjoining (17m x 9.3m) with range of doors to the exterior.

Services: Mains water, electricity and drainage to septic tank.

Taxe foncière: 537 euros per annum



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