

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



Ref: 5609 Price: 295.000€

Tarn, S. W. France ~ Set on the edge of a traditional hamlet amidst **half an acre** with **gardens, woodland, swimming pool and views** across to the towering hillsides. Also within easy reach (approx. 8kms) of the historic and famous 13th Century riverside market town of St Antonin Noble Val. Toulouse and the International airport at Blagnac can be reached in 75 minutes.

**A SPACIOUS AND EXTENSIVELY IMPROVED AND ENLARGED
DETACHED PROPERTY**

Including

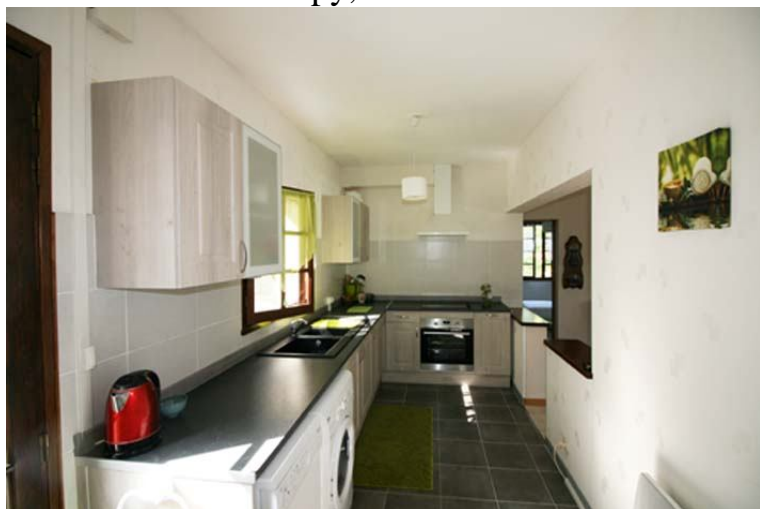
- **Four bedrooms and three bath/shower rooms**
- **Electric radiator heating and upper floor double glazing**
 - **Fully fitted and equipped kitchen**
- **Spacious main sitting room/dining room plus exterior dining terrace and summer sitting room**
 - **Two large garages**

Double wrought iron gates open to a gravel driveway leading up to a large parking area and the two garages.

The spacious and individually designed accommodation offers character and complete comfort with electric radiator heating, full insulation, double glazing to the upper floor and anti-fly window screens.

Comprising **ON THE GROUND FLOOR**

Fully fitted and equipped Kitchen (5.7m x 2.3m) with complete range of matching base and wall cupboards, twin bowl sink unit, electric oven with 4 ring ceramic hob and extractor canopy, built in dishwasher and washing machine and refrigerator.



Open archway access to

Spacious Sitting Room and Dining Room (6.8m x 6m) with fully range of windows to two sides, open fireplace, tiled floor and glazed doors out to the **external dining terrace and conservatory**. Also air conditioning unit installed.



Two Ground Floor Bedrooms:

No. 1. (3.1m x 3.1m) with tiled floor and window outlook to pool.

No. 2. (3.1m x 3m) with tiled floor.

Small inner hall with access to **Fitted Shower Room** with tiled walk-in shower, vanity unit washbasin and wall tiling.

Separate WC.

A staircase from the sitting room leads to the **UPPER FLOOR LANDING** off which lies:

Principal Bedroom (No. 3.) (6.1m x 3.1m) with attractive window outlook to the wooded hillside, timber floor.

Ensuite Shower Room with walk-in shower, vanity unit washbasin, WC and built in shelved cupboard.

Bedroom No. 4. (5m x 2.5m) with access to the roof storage area.

Spacious Bathroom (3.4m x 3m) with panelled bath having hand shower and tiled surrounds, walk-in shower, vanity unit washbasin, bidet and WC.



ON THE LOWER GROUND FLOOR LEVEL are useful **Store Rooms and Wine Cellarage.**

OUTSIDE

With glazed double door access to **Attractive Covered Dining/Sitting Terrace** (7.5m x 2.4m) with sunshades and electric lighting. Enjoys views across garden to pool and beyond.



Glazed sliding doors to **Conservatory-style Dining Room** (3.4m x 2.3m) with electric radiator, tiled floor and range of matching sliding glazed doors to the garden.

The Grounds to the front of the house are laid to lawn with mature shrubs, trees and high hedgerows to lower stone walling. Walk through the garden down to the **Swimming Pool** (8m x 4m and 1.5m deep) with circular Roman entry and tiled surrounds. All in all just over **half an acre.**



The Two Garages adjoin each other, communicate and have their own double entrance doors.

No. 1. (right hand side 6.13m x 3.9)

No. 2. (left hand side 5.8m x 4m)

Adjoining is a **sitting Terrace** with tiled floor and enjoying the shade from the woodland at the rear.



Services: Mains water, electricity and drainage to septic tank. Telephone + ADSL. Electric radiator heating.

Taxe fonciere: 800 euros per annum (approx.)

***Agency fees paid by the Vendor.**

Logement économe	Logement	Faible émission de GES	Logement
≤ 50 A	≤ 5 A	≤ 5 A	
51 à 90 B	6 - 10 B	6 - 10 B	
91 à 150 C	11 - 20 C	11 - 20 C	
151 à 230 D	21 - 35 D	21 - 35 D	19
231 à 330 E	36 - 55 E	36 - 55 E	
331 à 450 F	56 - 80 F	56 - 80 F	
> 450 G	> 80 G	> 80 G	
Logement économe	Logement	Faible émission de GES	Logement

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