

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



Ref: 5612

Price: 308.000€

Tarn et Garonne, S. W. France ~ Set in the heart of Saint Antonin Noble Val, a medieval riverside market town where you will find all amenities, including bars, restaurants, shops, cinema, together with recreational facilities ~ 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.

**CHARMING VILLAGE HOUSE IN STONE AND DATING FROM THE 15TH C
Together with
A DELIGHTFUL SUNNY TERRACE
and
ATTACHED PARCEL OF LAND
TO CREATE ADDITIONAL GARDEN OR POTAGER**

Situated in the heart of the village, this 15th century house has been restored preserving the architectural elements – exposed stone walls, ceiling beams, external stone staircase, mullioned windows, ancient doors.

An external stone staircase leads to the front door which opens to

A charming Sitting Room/Dining Room (30m²) with exposed stone walls, old stone sink feature, open fireplace with wood-burning stove and door opening to the sunny **Terrace** (45m²) with partially covered sitting/dining area.

The sitting room is partially open to the newly fitted **Kitchen**.

Inner hallway with door opening to the external staircase. **Separate WC**.

Bedroom No. 1. (18m²) with **Ensuite Shower Room**.

Staircase from the inner hallway leads up to the **SECOND FLOOR** with

Two Inter-communicating Bedrooms (20m² and 18m²) with **Ensuite Shower Room**

Bedroom No. 4. (25m²) with original fireplace and **Ensuite Shower Room**. A staircase from this room leads up to the third floor where there is a dressing room (18m²)



ON THE GROUND FLOOR

Independent Studio Apartment (35m²) with bedroom, corner kitchen/dining area and Ensuite Shower Room



Cave (18m²) with plumbing for washing machine

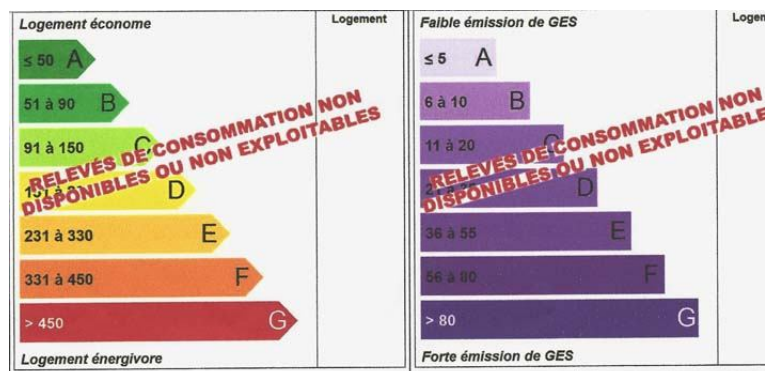
Wood Store under the Terrace.

Attached Parcel of land (70m²) with the possibility to connect with the terrace via a short staircase to provide extra garden or vegetable growing space.

Services: Mains water, electricity, mains drainage. Electric convector heating, wood burning stove. Broadband possible.

Habitable Surface: 190m² approx.

***Agency fees paid by the Vendor**



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