

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



Ref: 5615 Price: 595.000€

Tarn, S. W. France ~ In a peaceful setting with **five and a half acres** of surrounding grounds and enjoying beautiful country views. Yet within easy reach of nearby **Puycelci** (a fascinating bastide village) and convenient for other delightful local towns and villages including Castelnau de Montmiral, Monclar de Quercy, Gaillac and Cordes-sur-Ciel. Toulouse and the International Airport are less than an hour's drive.

A SUPERBLY RENOVATED COUNTRY HOUSE OF CHARACTER

Including:

- **A large heated swimming pool**
- **4 bedrooms and 4 ensuite bath/shower rooms**
- **Superb living/dining rooms and fitted kitchen**
 - **Full gas fired central heating**
 - **Many original features**

The property is approached by a private driveway and to the front of the house is an extensive paved terrace surrounded by landscaped gardens. Four folding double glazed doors open on to the

Main Sitting Room and Dining Room measuring 8m x 8m with varying ceiling heights. The dining area is open to the full roof height with attractive exposed beams and the sitting room area has a lower and cosier beamed ceiling having a handsome stone centre fireplace feature with raised hearth. Also the original stone evier, dressed stone work to one wall and pine flooring throughout. Glazed doors to terrace and pool.



Store Room Area (leading off) which could be converted to a study.

Salon/Breakfast Room (5.52m x 4m) with exposed ceiling beams, travertine flooring and dressed stone work to one wall. Glazed door to the Terrace and pool beyond. Built in cupboard.

Separate WC with washbasin and tiled flooring

Fitted Laundry/Utility Room having ceiling beams, white glazed twin bowl sink with cupboards fitted, tiled floor and fitted shelving. Gags fired automatic central heating boiler installed.

Very Spacious Breakfast Kitchen (8m x 4.6m) completely fitted out and having extensively beamed ceiling, tiled flooring and dressed stone wall features to the



windows overlooking the dining Terrace. Double glazed French windows open to the main Terrace at the front. Complete range of base cupboards with granite worktops and tiled surrounds and incorporating a twin bowl stainless steel sink unit, dishwasher and electric oven. Full range of wall cupboards with part glazed doors and concealed lighting. Island unit with cupboards and drawers, granite worktop and fitted induction ceramic hob with overhead extractor canopy with timber frame and concealed lighting. Additional dresser unit, glazed door cabinets and wine storage unit.

A staircase from the dining kitchen rises to the **MAIN LANDING AREA** with exposed beams and corner cupboard. Leading off

Principal Bedroom Suite (9m x 5m) a delightful room having high beamed ceiling, dressed stone walling, windows to two sides with attractive views and range of two double built in wardrobes. Also ceiling cooler fan.

Newly-fitted Ensuite Shower Room with double sized walk in tiled shower compartment, washbasin, WC and heated towel rail. Underfloor heating.



Double Bedroom No. 2. (5m x 4m) with handsome exposed beams and dressing stone walling.

Spacious Ensuite Bathroom having panelled bath with hand-shower and tiled surround, pedestal washbasin with tiled splash-back, bidet, WC and tiled floor surround to the bath.

A staircase leads from the main sitting room/dining room up to a **balcony style landing** with balustrade and pine flooring. Giving access to:

Bedroom No. 3. (left hand side) (6m x 4.2m) with exposed beams, wardrobe hanging area, ceiling cooler fan and **Ensuite Shower Room** newly fitted with tiled shower compartment, washbasin, WC, heated towel rail and travertine flooring.



Bedroom No. 4. (4m x 3.65m) with hanging wardrobe area, ceiling cooler fan and newly-fitted **Ensuite Shower Room** having tiled shower compartment, washbasin and WC. Heated towel rail and travertine flooring.



OUTSIDE

The landscaped gardens and grounds include pasture paddocks and extend to about **five and half acres** and so ensure a beautiful and private setting. There are sun and dining terraces with rockery garden surrounds and

Heated Swimming Pool (11m x 5m) with Roman steps to one side and fully paved surrounds. Attractively surrounded by lavender and roses and walling with a variety of flowering shrubs and trees.

To the side of the house is a **lean-to Barn/Garage area** (3m wide x 9m long) with extensive gravelled parking area.

Services: Mains water, electricity and drainage to septic tank. Gas central heating, telephone + ADSL.



***Agency commission paid by the Vendor**



Agence l'Union for themselves and for the Vendor or Owner of this property whose Agent he is gives notice that (i) these particulars are set out, as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permission for use and occupation and other details are given in good faith and are believed to be correct but, any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each item. (iii) No person in the employment of Agence l'Union has any authority to make or give any representation or warranty whatever in relation to this property.

