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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: 5616      Price: 495.000€**

**Tarn et Garonne, S. W. France** ~ At the edge of a local historic village and enjoying private grounds of just over half an acre, magnificent elevated views for many, many miles and a large swimming pool set in the main garden. Also within easy reach of a lively town and about an hour's drive to Toulouse and the International Airport.

**A FASCINATING STONE BUILT HOUSE OF 15<sup>TH</sup> CENTURY ORIGINS**

**NOW FULLY RESTORED TO VERY HIGH STANDARDS  
AND RETAINING MUCH CHARACTER AND CHARM**

**Having spacious four bedroom/four bathroom accommodation together with oil fired central heating and double glazing and will certainly need a personal visit to fully appreciate all the excellent features.**



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€

Stone bridge access to front door and

**Charming Sitting Room** (6.6m x 5m) enjoying magnificent views for many, many miles, high beamed ceiling, handsome timber flooring, substantial original stone built fireplace with woodburning stove inset. Also impressive stone archway with original evier and mirror fronted store cupboard.



Short staircase to

**Fully fitted and equipped Dining Kitchen** (6.37m x 3.64m) handsome exposed beams, full range of windows with glorious views and timber floor. Extensive base cupboard units, twin bowl sink unit, tiled surrounds and matching wall cupboards. Substantial cooking range with electric oven, 5 ring gags hob and extractor canopy, built in dishwasher, fridge freezer.



Short staircase to **Inner Landing** with built in store cupboards and access to

**Attractive Principal Bedroom** (4.6m x 3.5m) with exposed beams, veluxe window and double French window onto the external sitting Terrace enjoying spectacular views.



**Ensuite Fitted Dressing Area**



**Bathroom** with tiled floor, low step in bath with tiled surround, walk in tiled shower, washbasin, WC and built in store cupboards.



Timber staircase leads down to

**A Spacious Room** (6m x 4.2m) with original evier, parquet flooring, door to exterior and window views. Has potential for various opportunities.

**Double Bedroom** (5.64m x 5m) with beamed ceiling, dressed stone features, archway with original evier and double French doors to terracing.

**Ensuite Shower Room** with sit in bath shower, washbasin, WC and tiled floor.



**Children's Bedroom** (5.33m min. x 3.6m) with high beamed ceiling, dressed stone walls, views and original stone window pillar.

**Ensuite Shower Room** with spa shower, washbasin, WC and tiled floor.

Staircase down to **LOWER FLOOR**

**Double Bedroom** (4.22m x 4.14m) with exposed stone features, door to exterior.



**Ensuite Spacious Shower Room** with spa style shower, pedestal washbasin and WC.





**LOWER FLOOR OF HOUSE** provides **Laundry Room** and **Large Store Room**

## **OUTSIDE**

At the front of the house a Terrace area with views, mature shrubs and trees and a gravel walkway to a shaded sitting out garden and onwards to a special swimming pool location. Here lies the 10m x 5m salt water treatment pool with paved surrounds set in the lawned garden and enjoying a spacious covered sitting/dining area with tiled roof. The grounds extend to **over half an acre.**

**Separate Stone Building** (7m x 4.3m) nearby with vaulted ceiling. This would create an excellent games room or studio.

**Services:** Mains water, electricity and drainage to septic tank. Telephone + ADSL. Oil fired central heating.

\*\* Agency fees paid by the Vendor.



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