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



**Ref: 5623 Price: 95.000€**

**Tarn et Garonne, S. W. France** ~ set in the heart of an historic village with all amenities for day to day living. 20 minutes from the larger market town of Caussade and a hour to Toulouse and the International Airport.

### **VILLAGE HOUSE WITH STONE WALLED COURTYARD GARDEN**



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€

The accommodation comprises:

## **ON THE GROUND FLOOR**

### **Entrance Hall**

**Kitchen** (3.6m x 4m) equipped with a sink unit, built-in cupboards, microwave, extractor fan and placement for an oven/cooker. Access to



**Dining room** (2.1m x 5.9m) with door leading to a courtyard garden (5.0m x 6.8m)

Staircase leading up to **THE FIRST FLOOR**

**Large living room** (4.3m x 4.7m) with wooden floor



Steps down to **Bedroom 1** with exposed stone walls, stone evier and colombage features.

From landing access to **Bedroom No. 2.** (2.4m x 4m)

**En-suite shower room** with shower cubicle, bidet, wash basin and WC



**Attic** with access from Bedroom No. 1. The roof space has already been insulated.

**Cave**

**Stone-walled Courtyard Garden** with gated access to the exterior.

**Services:** Mains water, electricity, mains drainage, double glazing throughout.

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