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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: 5624 Price: 239.000€

Tarn et Garonne, S.W. France ~ Within a short walk to the bakery/general store and the village bar/restaurant. 15 minutes drive to the famous market town of St Antonin Noble Val. Toulouse and the International Airport at Blagnac can be reached in 1hr 20mins.

A MAIN SELF-CONTAINED AND RESTORED TRADITIONAL HOUSE

Including

A SEPARATE RESTORED 2 BEDROOM APARTMENT

Plus

LARGE GARAGE AND ADDITIONAL SPACE

**ALL SET IN A MATURE AND GOOD-SIZED GARDEN WITH
SPACE FOR A SWIMMING POOL**



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€

Double gateway entrance to mature garden and access to extensive garaging.

External stone staircase to **UPPER FLOOR** of the main house with full width outside terrace overlooking the garden.

Access to the main self-contained house with electric central heating and comprising:

Reception Hall/Study Area (3.60m x 3.05m) with glazed door to the Terrace and tiled floor. Access to staircase leading down to the Ground Floor.

Spacious Sitting Room/Dining Room (7.04m x 5.40m) x 3.39m) open plan with light and bright windows to two sides. Views, timber floor and stone built open fireplace.



Fitted Kitchen (4.64m x 3.39m) (needs updating) with range of base cupboard units, twin bowl sink unit, 4 ring gas hob with extractor canopy, built-in dishwasher, fridge and window views.

Bedroom No. 1. (4.16m x 3.44m) A bright room with windows to two sides, high ceiling with cornices and timber floor.

Bedroom No. 2. (4.19m x 3.48m) Also enjoying natural brightness.



Shower Room with sit in shower bath, pedestal washbasin, half tiled walls and tiled floor.

Double glazed double doors from the Upper Floor Terrace to

SEPARATE SELF-CONTAINED APARTMENT

With full double glazing and electric radiator heating and comprising:

Fully fitted and modernised Kitchen

(4.64m x 4.70m) with excellent dining space. Includes deep stainless steel sink unit, ceramic 4 ring hob with extractor canopy above and electric oven. Range of base cupboard units with tiled backing. Also refrigerator.



Updated Shower Room with walk in shower, vanity unit washbasin and WC.

Sitting Room (4.55m x 3.24m) with fully glazed doors to the outside Terrace and overlooking the garden. Also timber flooring.

Staircase to Upper Floor Landing with access to

Bedroom Area No. 1. (5.65m x 4.64m) Having dressed stonework, exposed beams open to roof height ceiling.



Bedroom No. 2. (4.88m x 2.54m) Also with dressed stonework and roof height ceiling beams.

THE LOWER GROUND FLOOR has extensive further units comprising

Spacious Laundry/Utility Room (5.09m x 4.46m) with twin bowl sink unit, dishwasher, washing machine, tiled floor and glazed door to the garden area.

Huge Garage Block (9.49m x 6.69m) with large twin entrance doors, glazed areas to three sides.

Hallway to Additional Room (5.46m x 4.56m) with separate area leading off for wine store (4.52m x 2.46m).

OUTSIDE

The mature and good sized garden is mainly laid to lawn with handsome trees inset and stone walled flower beds. Also space for swimming pool. Additional store room (6.55m x 5.31m) ideal for house the swimming pool equipment.

Services: Mains water, electricity and mains drainage. Telephone + ADSL.

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



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