



19 Place de la Halle
82140 St. Antonin Noble Val
Tarn et Garonne

Tel: 0033 (0)5 63 30 60 24
Fax:0033 (0)5 63 68 24 67
e-mail: info@agencelunion.com
website: www.agencelunion.com

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



Ref: 5625 Price: 650.000€

Tarn et Garonne, S.W. France – set in delightful grounds of a **total of 6¾ acres**, enjoying superb elevated views and within easy reach of a lively market town. Toulouse International Airport is just an hour's drive away.

**THE IDEAL COMBINATION OF
A SUPERBLY RESTORED PRINCIPAL RESIDENCE
(originally 18th century)
SPECIALLY PLANNED TO CREATE
TWO SEPARATE AND SELF-CONTAINED SUITES (one on each floor)**

TOGETHER WITH

**TWO ATTRACTIVE LETTING HOUSES –
FULLY CONVERTED WITHIN AN ORIGINAL BARN –
CURRENTLY ON LONG-TERM LETS FOR ONGOING INCOME.**

A private gravelled driveway leads into the property and **THE MAIN HOUSE** comprises **Two charming and fully self-contained suites (one on each floor)**. Both completely restored to a very high standard and both offering complete comfort and ease of living.

THE GROUND FLOOR ACCOMMODATION comprises:

Reception Hall (3.8m x 3m) with tiled floor and **separate half- tiled WC** with wash basin.

Superb and very spacious Living Room and Dining Room (10m x 6m) having two sets of French windows to the external terrace, two additional windows, high beamed ceiling, tiled floor and coved cornices. Also wood burning stove installed.



Good sized Dining Room / Kitchen (6.6m x 5.38m) with range of windows and door to the exterior. Also wood burning stove and range of cupboard units, twin bowl sink unit and extractor canopy.

Utility / Laundry Room with stainless steel sink unit, work tops and tiled floor.

Separate Room (5.5m x 5m) with double glazed sliding doors (possible extra bedroom)



Access from hall to **Charming Bedroom Suite** comprising:

A Spacious Bedroom (4.85m x 4.65m) with two sets of double glazed windows, enjoying the lovely views. Also tiled floor and coved ceiling cornices.

Large Dressing Room with deep built-in wardrobes and tiled floor. Leads through to



Superb Bathroom (4.88m x 3.8m) having roll top bath, tiled shower compartment, bidet, twin wash basin to vanity unit, WC
The walls are half tiled and part exposed stone. Lovely window views. Tiled floor.



THE SEPARATE UPPER FLOOR SUITE is approached by an external staircase which leads upwards to

An impressive, large, tiled Dining Terrace (13m x 7m) enjoying superb views and having double French windows to

An attractive Living Room / Dining Room (5.7m x 5m) with tiled floor and two picture windows



Fitted Kitchen Area with white twin bowl sink unit, worktops, base cupboards, 4-ring gas hob, electric oven, extractor canopy and tiled walls.
window views.

Spacious Bedroom No 1 (3.8m x 4.6m) – with tiled floor and picture window views.

Bedroom No 2 (4.6m x 3.74m) with tiled floor

Separate half-tiled Shower Room having tiled floor, walk-in tiled shower, pedestal wash basin, electric heater. WC





Upper Floor Suite Bedrooms 1 & 2

THE DETACHED BARN HAS BEEN COMPLETELY RENOVATED TO CREATE TWO SEPARATE LETTING HOUSES OF COMFORT AND QUALITY

Each unit comprising spacious 50m² ground floor Living Room / Dining Room, Fitted Kitchen and a separate WC. Upper floor with two double bedrooms (including wardrobes), study area and bathroom with shower, twin washbasin and WC.



Additional Store / Garden Store Area adjoining.

The two letting units have the use of garden grounds at the rear.

Each unit is currently let on a long term basis for 640€per month.



TOTAL AREA OF LAND 2.7 HECTARES (6¾ ACRES) and the gardens around the house are attractive and delightfully landscaped.

Services: Mains electricity, water, drainage to septic tank, telephone + ADSL.

Taxe foncière: approximately 2.000 euros per annum

**** Agency fee paid by the Vendor**

Logement économe	Logement
≤ 50 A	
51 à 90 B	
91 à 150 C	
151 à 230 D	181
231 à 330 E	
331 à 450 F	
> 450 G	

Logement économe

Logement énergivore



Main House front elevation



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.