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



**Ref: 5628 Price: 236.250€\*\***

**Tarn, S.W. France** ~ Ideal location for access to shopping facilities and restaurants. Also within easy reach of historic Cordes and onwards to stunning Albi, a UNESCO World Heritage city. A local railway station with access to Toulouse is just a few minutes drive. An hour by car to Toulouse and the International airport.

**19<sup>TH</sup> CENTURY STONE BUILT HOUSE,  
RESTORED INTERNALLY TO VERY HIGH STANDARDS**

The light and bright accommodation includes:

- Two excellent reception rooms and fully equipped modern kitchen
  - Full central heating and double glazing
  - Three double bedrooms and 2 shower rooms
- Extensive garaging/workshop with additional potential
  - Landscaped Terrace 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€

Pass through the double wrought iron gateway and access the terrace to the original front door. Enter the ground floor of the house and gather an amazing impression as to the superb changes that have been carried out to the highest of standards.

**Open-plan hall space** with original tiled floor. Leading off

**Spacious and finely proportioned Sitting Room** (5.7m x 5m) with glazed door to Terrace, attractive timber flooring and study area leading off.



Leading directly from the hall space is the **Dining Room** (5.8m x 4m) with dressed stone wall feature and large window areas. Wide square archway through to the



**Completely re-fitted Kitchen** (4m x 3m) with extensive base cupboards incorporating twin bowl stainless steel sink unit, induction hob with overhead extractor canopy, built in dishwasher, electric eye level oven and microwave oven. Additional cupboards and breakfast bar, glazed door to external Terrace, tiled floor.



**Laundry/Utility Room** with tiled floor and hot water tank.

**Separate WC.**

Easy rising staircase from the hall space up to the **FIRST FLOOR** with a light and bright open landing including



**TV/Sitting Area** (4.1m x 2.8m overall) with timber flooring.

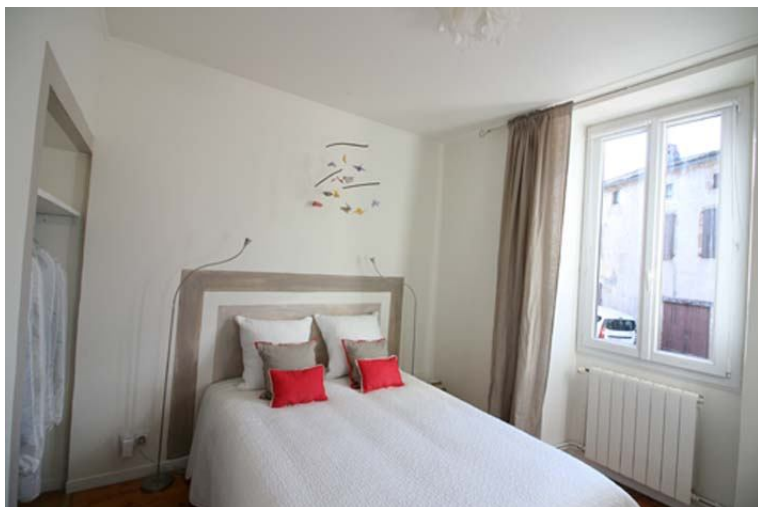
Leading off the ongoing landing is the

**Superb Principal Bedroom and Ensuite Shower Room/Dressing Room** (36m<sup>2</sup> overall). Handsome timber floor and access to the shower room having fully tiled shower, twin washbasin unit, WC, heated towel rail. Also extensive range of built in fitted wardrobes.



**Bedroom No. 2.** (4.1m x 3.1m) with walk-in dressing room.

**Bedroom No. 3.** (3.3m x 2.9m) with timber floor and built in wardrobes.



**Shower Room** completely updated with tiled shower compartment, white glazed washbasin and WC.

Access to the roof space.



A staircase from the ground floor hall area leads down to the **Lower Floor Extensive Areas** including:

**Workshop** (5.6m x 4.9m) housing the central heating boiler and oil tank. Concrete floor and beamed ceiling.

**Storage Room** (3.6m x 2.5m)

**Garage No. 1.** (5.7m x 5.3m) with concrete floor, all plaster-boarded and readily convertible.

**Garage No. 2.** (7.4m x 4m approx.) with earth floor and stone walls.

Ample potential here to create games room or shop with town street frontage.

## **OUTSIDE**

The Terrace garden area (212m<sup>2</sup>) is well screened by planted fencing and has tiled flooring plus raised and covered **dining area** with original stone well feature.

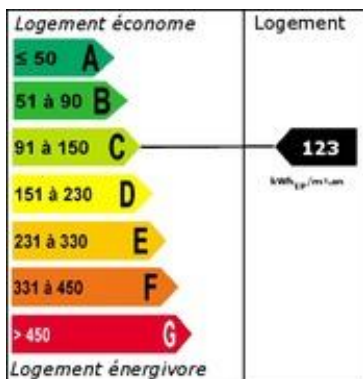


**Services:** Mains water, electricity and mains drainage. ADSL. Oil fired central heating.  
Puits

Taxe Foncière: 1016 euros per annum

Habitable surface: 170m<sup>2</sup>

\*\* Agency fee paid by the Vendor



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