



19 Place de la Halle  
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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: 5629 Price:139.000€**

**Tarn et Garonne, S. W. France** ~ the ideal opportunity to enjoy a countryside setting with peace and quiet, yet just a few minutes drive (3.2kms) along a country lane to the 13th Century riverside market town of St. Antonin Noble Val, where you will find a full range of bars and restaurants, shops, supermarket plus cinema and other leisure activities.

### **A TRADITIONAL STONE BUILT HOUSE**

**ENJOYING A COUNTRYSIDE SETTING WITH PRIVATE GARDENS  
AND VIEWS ACROSS TO THE IMPRESSIVE HILLSIDES**



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€

Approached through double wrought iron gates, a car parking sweep leads up to the front of the house where there is a spacious covered eating out area with long stone paved terrace adjoining.



**A porch** at the front of the house with double French windows opens to the **GROUND FLOOR ACCOMMODATION** comprising:

**Charming Dining Room** (6.31m x 4m) with beamed ceiling and open stone built fireplace, timber floor and attractive wall and window feature. Square arch to



**Sitting Room** (4.25m x 4.18m) with dressed stone wall feature, double glazed picture window overlooking the front garden.



**Kitchenette** leading off the dining room with tiled walls, stainless steel sink unit and worktop. **Note:** the best solution is to create a new fitted kitchen area in the dining room.

**Shower Room** with tiled walls and floor, walk-in shower unit, white glazed washbasin with mirror over. Also WC.

Staircase from the sitting room to the **FIRST FLOOR** with

**Bedroom No. 1.** (4.17m x 4.3m) having roof height beamed ceiling, dressed stonework to one wall and full width double glazed picture windows overlooking the garden.



A spiral staircase from the dining room to a **Study/Landing Area** (3.9m x 2.84m) with timber floor and glazed doors to both sides

providing access to a balcony at the rear and a balcony at the front with staircase down to the garden.

**Bedroom No. 2.** (3.47m x 3.94m) with built in wardrobe, timber floor and view to the gorge.

**Bedroom No. 3.** (3.94m x 2.26m) with window views, fitted bookshelves and built in cupboard.



## **OUTSIDE**

**Separate Utility/Laundry Room** (12m<sup>2</sup>) with large deep sink, plumbing for washing machine and **Store Room above** (12m<sup>2</sup>).

Lawned garden at the front – all very private with high hedging and terracing. Extra garden area at one side and dining Terrace at the rear of the property.

**Services:** Mains water, electricity and drainage to septic tank.

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



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