

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



Ref: 5631 Price: 299.000€**

Tarn-et-Garonne, S. W. France ~ Situated at the edge of the famous 13th Century riverside market town of Saint Antonin Noble Val, thereby enjoying all the excellent range of amenities within a short walk (boulangerie, bar, restaurants, supermarché...) Easy access to the A20 Autoroute leading down to Toulouse Airport.

**AN IMPRESSIVE STONE-BUILT ORIGINAL HOUSE OF GREAT SPACE
AND MUCH POTENTIAL ENJOYING THE RARE ADVANTAGE OF
A COURTYARD ELEVATED TERRACE GARDEN**

There are excellent opportunities to create a charming main residence with commercial possibilities as well ~ especially in the ground floor spaces.

However, it must be said, there is much work to be carried out to achieve the highest rewards ~ but all will be worthwhile.

Walk through the double gated stone archway into the **spacious courtyard** and the walled **terrace garden** with trees inset. Also covered terracing to one side.

Access through to two spacious ground floor rooms with much potential to create commercial opportunities.

- **Room n°1** (11m x 4.5m) with arched porchway entrance
- **Room n°2** (13m x 4.1m) archway to wide tiled staircase down to the room itself with separate access to alleyway leading to the Place de la Halle.

Staircase to UPPER FLOOR LANDINGS with access to a range of rooms comprising:

- **Room n°1** (5.7m x 3.4m) with original fireplace and timber floor.
- **Room n°2** (4.4m x 4.4m) with timber floor.
- **Shower room** with tiled shower, pedestal washbasin, WC
- **Room n°3** (5.2m x 4m) with original fireplace with plaster frieze and mirror to ceiling height. Double doors to upper terracing
- **Room n°4** (5.4m x 3.6m) with stone fireplace feature and timber floor. Stone archway to
- **Impressive Room n°5** (5.8m x 5.6m) with high ceiling à la Française, doorway to external terrace and full roof height fireplace feature.

Staircase to UPPER FLOOR, SPACIOUS LANDING with access to

- **Bathroom** (4.6m x 4m) requiring complete refitting etc.
- **Room n°6** (5.1m x 2.7m) with timber floor
- **Room n°7** (3.7m x 3.7m) with arched window
- **Room n°8** (5m x 4.7m) with range of handsome arched windows
- **Room n°9** (4.5m x 3.1m) (leading off but with separate landing access) with original fireplace and arched windows
- **Shower room** with tiled shower and WC

Additional area from the landing leads to

- **Spacious Room n°10** (5.6m x 3.7m) dressed stone walling, high beamed ceiling, original stone fireplace
- **Ensuite shower room** , tiled shower, pedestal washbasin and WC

Services: Mains water, electricity and mains drainage. Well. Broadband possible.

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



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.



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