



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: 5632 Price: 395.000 euros **

Tarn et Garonne, SW France ~ Set at one end of a traditional hamlet and within easy reach of Varen with bakery, general store, pharmacy, medical centre, bar and restaurant. An easy drive to the larger riverside towns of Laguepie (10 minutes) and St Antonin Noble Val (20 minutes). Toulouse International Airport can be reached in 1h30.

**A LOVELY STONE BUILT PROPERTY WITH PIGEONNIER
COMPLETELY RESTORED BY AN ARTISAN BUILDER**

**SET IN OVER HALF AN ACRE OF LAND BORDERING A TINY RIVER
AND HAVING AN ATTACHED TWO STOREY BARN
AND LARGE COVERED TERRACE**

The quality restoration includes:

- Locally sourced oak windows, doors and floors
 - Travertine floor tiles
 - Superb stone spiral staircase
- 4 bedrooms and 3 bath/shower rooms (2 ensuite)
 - Large fitted dining kitchen
- Charming sitting room opening to a large Terrace overlooking the countryside

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€

At the side of the property a short stone staircase leads up to a covered balcony and a pretty arched door opens to

A bright well-proportioned Dining Kitchen (7.8m x 6m) very well fitted and including a stainless steel sink, “Bosch” electric oven and microwave, “Samsung” fridge/freezer, “Bosch” dishwasher, “Siemens” induction hob and extractor canopy over. Built in armoire cupboard, 4 windows, 3 central heating radiators and travertine flooring. Door to



Utility Room with extensive floor and wall cupboards, worktops, stainless steel sink, plumbing for washing machine and travertine flooring.

Separate WC with washbasin and travertine flooring.

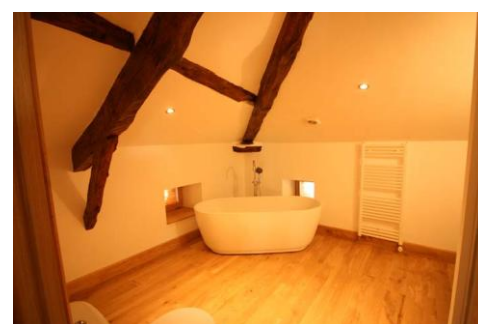
Door from kitchen to inner hall leading to

Sitting Room (6.90m x 4.70m) having a high beamed ceiling, 2 windows and double French door opening to the Terrace. Oak flooring and open fireplace with stone hearth and provision for wood burning stove. Also built in armoire cupboard.



From the inner hall, a superb stone spiral staircase leads up to the **Upper Floor** where there is access to the pigeon tower with wooden floor and exposed stone walls and ceiling beams to full roof height. This would make an excellent study/office.

Bedroom Suite No. 1. (9.10m x 3.7m max.) with oak floor, exposed beams and **Ensuite Bathroom** having bath, shower, washbasin, heated towel rail and WC. **Dressing Room**



Door to **Large Attic Area** with oak floor, a wealth of exposed beams and central heating radiator.

The spiral staircase also leads down to the **Ground Floor** with entrance hall and original arched front door.



Bedroom Suite No. 2. (4.8m x 3.8m) with oak floor, central heating radiator and window overlooking the garden. **Ensuite Shower Room** with travertine flooring and having shower, washbasin, heated towel rail and WC. **Dressing Room.**



An Inner Hallway with travertine floor and steps down to

Bedroom No. 3. (4.7m x 3.6m) with oak flooring, exposed stonework to one wall, central heating radiator and window overlooking the garden.

Bedroom No. 4. (4m x 3.4m) with oak flooring, central heating radiator and window overlooking the garden.



Family Bathroom (3.6m x 3.5m) with travertine flooring, bath, large shower, 2 washbasins, heated towel rail and WC.



OUTSIDE

Large Attached Barn having a new roof and completely re-pointed stonework. It is open to full roof height but would originally have had two storeys. Planning permission has been granted for the creation of a guest house/gite if required.



Vaulted Wine Cave

Boiler Room housing the gas fired central heating boiler. Note: the gas tank is situated under-ground in the garden.

Original Bread Oven building

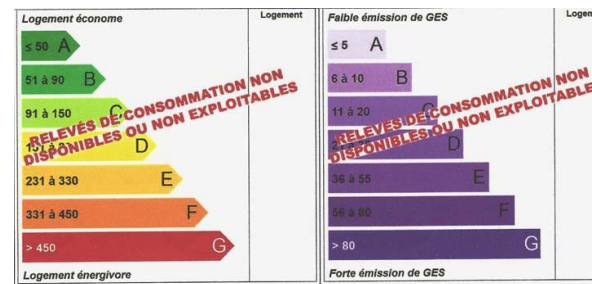
The grounds extend to over half an acre (2584m²) and are bordered by a stream. Planning permission is in place for a 10m x 5m swimming pool if required.



A large open sided covered area to the side of the property is ideal for shady dining and has views over the countryside. It could also be used as covered car parking space.

Services: Mains water, electricity and drainage to a newly installed septic tank. Double glazing and good insulation. Gas fired central heating. Satellite dish is in place and Ethernet to each room.

**** 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.

