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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: 5633 Price: 169.600€**

**Tarn et Garonne, S. W. France** ~ St Antonin Noble Val is a great and famous market town in which to live and enjoy all the excellent amenities that are on offer within a short walk.

**A TRADITIONAL STONE BUILT TOWN HOUSE  
WITH CHARACTER AND CHARM AS WELL AS ONGOING POTENTIAL  
TO CREATE MORE SPACE AND COMFORT**

**ALSO HAVING THE SPECIAL ADVANTAGES OF A COURTYARD  
SITTING-OUT AREA AND SMALL LAWNED 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€

## **ON THE GROUND FLOOR**

**Hallway to Three Store Rooms** comprising:

No. 1. (left hand side) 3.86m x 3.42m

No. 2. 3.99m x 3.11m

No. 3. 8.20m x 4.30m including Viessman oil-fired central heating boiler and oil tank

Handsome timber staircase to **THE FIRST FLOOR** landing with original stone sink. Double doors to

**Charming Finely -proportioned Sitting Room** (5.60m x 4.93m) with high ceiling, double doors to external terracing, timber floor and carved full height original fireplace surround. Archway to **Study Area** with high beamed ceiling and tiled floor.



**Spacious Dining Room** (4.47m x 3.59m) with high beamed ceiling, original open fireplace feature.

**Dining Kitchen** (5.46m x 3.13m) with twin bowl stainless steel sink unit, tiled floor and doorway access to courtyard and garden.



**Bathroom** with panelled bath, pedestal washbasin, WC, tiled walls and tiled floor.

Handsome staircase to **SECOND FLOOR LANDING** with access to

**Bedroom No. 1.** (4.5m x 3.9m) with parquet flooring, high beamed ceiling and range of wardrobes.

**Bedroom No. 2.** (4.28m x 3.83m) with parquet floor and coved cornices. Also pedestal washbasin installed.

**Bedroom No. 3.** (5.54m x 4.91m) with high beamed ceiling, parquet floor.





Staircase to **THE THIRD FLOOR**

**Attic Rooms** with ongoing potential. No. 1. (5.96m x 3m) No. 2. (8m x 4.9m)

### **OUTSIDE**

Courtyard sitting-out area with steps to attractive stone walling leading up to a small lawned garden area.

**Services:** Mains water, electricity and mains drainage. Oil fired central heating. Telephone and broadband possible.

**Taxe foncière:** 864 €per annum (approx.)

\*\*Agency fees paid by the Vendor

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