

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



Ref: 5634 Price: 245.000€**

Tarn et Garonne, S W France ~ within easy reach of a local village for everyday needs, 15kms from the main town of Montauban and about 60kms to Toulouse and the International airport.

**SET IN MATURE GROUNDS OF ABOUT 2½ ACRES,
ENJOYING MAGNIFICENT ELEVATED VIEWS OVER
THE COUNTRYSIDE AND NEARBY LAKE**

**A COMPLETELY RESTORED FORMER FARMHOUSE
IN IMMACULATE CONDITION AND HAVING MANY ATTRACTIVE
FEATURES INCLUDING**

- Two living rooms plus fully equipped kitchen and dining area
 - Three bedrooms and two bath/shower rooms
 - Central heating and double glazing
 - Picture window views
 - Very spacious laundry/utility room
 - Roof area space to extend, if required
 - Large side barn and garage

The accommodation comprises:

Entrance Hall with built in cloaks/store cupboards. Access to

Bright and Extensively Equipped Dining Kitchen (6.35m x 2.7m) sliding double patio doors to wide sun terrace and range of picture windows enjoying the views. **The kitchen** has been fully re-fitted and includes base and wall cupboards with tiled surrounds, twin bowl sink unit, 4 ring gas hob and extractor canopy, eye-level electric oven and additional microwave oven.



Wide archway to

Spacious and finely-proportioned Sitting Room/Dining Room (5m x 5m) handsome brick-built fireplace with wood burning stove and high ceiling beams. Glazed double doors to



Separate Salon/Music Room (4.89m x 4.82m) with picture window views.

Very Spacious Laundry/Utility Room (off hallway) (6.78m x 4.65m) with twin bowl stainless steel sink unit and water softener. (all the above rooms have tiled floors)



Leading from the sitting room is:

Bedroom No. 1. (4.2m x 3.7m) with timber panelled ceiling and built in shelved cupboard.

Ensuite Dressing Room and Ensuite Shower Room with walk in tiled shower and circular washbasin plus fitted cupboards with tiled surrounds.

Separate WC

Bedroom No. 2 and Bedroom No. 3 each measuring 4m 2.4m and leading off the sitting room.

Access to inner hall and

Bathroom having panelled bath with spa units and full height shower, twin washbasin vanity unit with mirrors over, Part three quarter wall tiling, tiled floor and heated towel rail.

Separate WC with tiled floor.

Staircase access from ground floor to **extensive roof areas** having much space for additional accommodation, if required. Well lit and with power installed and in four portioned sections measuring:

1. 5.63m x 5.3m
2. 5.58m x 4.2m
3. 10.19m x 5.28m
4. 9.12m 5.29m

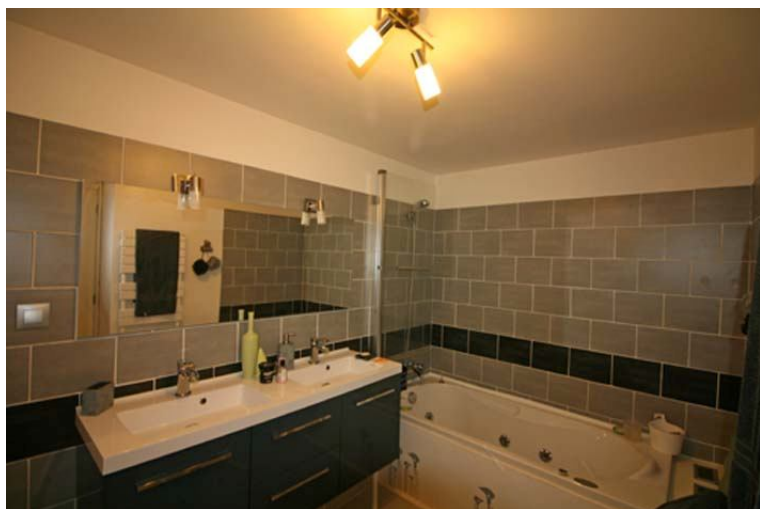
Store to the rear of the utility room with access to **Large Side Barn and Garage** (15m x 15m overall) suitable for conversion.

Wine Cellar with access to **Boiler Room** with gas fired central heating boiler.

OUTSIDE

The 2 ½ acre Grounds are indeed very special with the glorious elevated views, long driveways, lawns, many mature shrubs and trees, highly productive vegetable garden and space for horses, if required.

Services: Mains water, electricity, drainage to septic tank, telephone + ADSL, Gas-fired central heating and double glazing.



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



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