

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



Ref: 5636 Price: 549.000€

Tarn, S. W. France ~ a perfect location set in landscaped grounds of about 1 ¾ acres – enjoying magnificent elevated views for many miles and within easy reach of historic Cordes-sur-Ciel. Local baker within easy reach and railway station for Toulouse lies nearby.

THIS CLASSIC AND TRADITIONAL STYLE COUNTRY HOUSE

(Circa 1844)

**HAS BEEN SUPERBLY RESTORED TO CREATE MUCH SPACE, CHARM,
CHARACTER AND COMPLETE COMFORT**

Special attractions include

- Total of 6 bedrooms and 6 bathrooms (5 ensuite)
 - Oil-fired central heating
- Exceptional and extensively equipped dining kitchen
 - Salt-water swimming pool
- Two car garage with adjoining store room

Attractive and Spacious Sitting Room

(7.7m x 4.4m) having high beamed ceiling, parquet floor, wood-burning stove with carved timber fireplace surround and glazed door to the external terrace.



The Superb Dining Room and Fully-equipped Kitchen

(7.5m x 4.4m) is open to full roof height with handsome exposed beams; the floor is tiled, there are window views and door to the extensive external dining terrace and a wood-burning stove/cooker installed. The excellent kitchen section includes range of base and wall cupboards, deep white glazed sink unit, 5 ring gas hob with overhead extractor canopy and two electric eye-level ovens (one with microwave system). The base cupboards have granite worktops and incorporate a built-in fridge and dishwasher. Also a substantial granite topped centre island unit with breakfast bar setting, power supply and built in cupboards.



Laundry/Utility Room

(5.7m x 2.8m) with tiled floor, twin bowl stainless steel sink unit, base and wall cupboards. Also access to loft area.

Fully tiled Shower Room

with walk in shower, wash basin, bidet, WC and tiled floor.



Main Bedroom No. 1. (6m x 3.5m) with parquet floor, beamed ceiling, glazed double doors to terrace, range of wardrobes with mirror doors. Air conditioning/heating unit installed.

Spacious Ensuite Bathroom with fully tiled walls and floor, panelled bath, walk in shower, pedestal washbasin, bidet and WC. Extractor fan.



Bedroom Suite No. 2 (5.7m x 2.8m) with sitting room area. Double doors opening to the exterior, dressed stone wall feature, high ceiling and air conditioning unit. Also built in wardrobe and cupboards. Loft space.

Ensuite Shower Room with full height tiled shower, pedestal washbasin, WC, half tiled walls, heated towel rail.



Staircase from the sitting room to
THE FIRST FLOOR

Bedroom No. 3. (3.6m x 3m) with exposed beams, built in wardrobe and
Ensuite Bathroom with panelled bath and shower with tiled surrounds, pedestal washbasin, WC, tiled floor and automatic extractor fan.

Bedroom No. 4. (4m x 3m) with exposed beams and built in wardrobe. Also

Ensuite Bathroom with panelled bath, tiled shower, pedestal washbasin, WC, tiled floor and automatic extractor fan.



Staircase from the kitchen to **mezzanine landing** and

Bedroom No. 5. (4m x 3.5m) a charming bright double room in the pigeonnier which has windows to both sides and is open to full roof height. Also pine flooring.

OUSIDE

Covered Dining Terrace (7m x 7m) at the side of the house with massive pillars supporting the tiled roof and handsome tiled floor. Having light and power and hot and cold water. Overlooking the pool and views. Access to

Bedroom No. 6. (4.8m x 3.9m) with double built-in wardrobe and air conditioning unit.

Ensuite Fully-tiled Shower Room with walk-in tiled shower, pedestal washbasin, WC, heated towel rail and separate access to the dining terrace. Tiled floor.



Twin gravelled driveways lead to a rear access to the **2 Garages and Store Room** (7.8m x 6.5m) with electrically operated doors. **Boiler House** with the automatic central heating boiler and pool equipment. **Store Room.**

The 1 ¾ acre Grounds are mainly landscaped with many mature shrubs and trees and an extensive sitting and dining terrace at the rear with the original stone well. So much pleasure especially with the magnificent views for many miles over the countryside.

Salt-water Swimming Pool 10m x 5m with Roman steps and tiled surrounds.

Services: Mains water, electricity and drainage to septic tank. Oil fired central heating, telephone + WIFI.

**Agency fees paid by the Vendor

Logement économe	Logement
≤ 50 A	
51 à 90 B	
91 à 150 C	
151 à 230 D	154
231 à 330 E	
331 à 450 F	
> 450 G	
Logement économe	



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