



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: 5637 Price: 140.000 €*

Tarn, South-West France ~ Set in $\frac{3}{4}$ of an acre of pasture-style land with country surroundings and rural views – yet within easy reach of two villages ~ one of which provides trains to Toulouse. Equidistant from Saint-Antonin-Noble-Val to the West and Cordes to the South.

**PREVIOUSLY A TRADITIONAL TOBACCO BARN AND NOW
EXTENSIVELY CONVERTED TO A SPACIOUS DETACHED HOUSE
WITH SOME ORIGINAL FEATURES AND REQUIRING ALL THE FINISHING
WORK TO CREATE A HOME OF MUCH APPEAL**

At present including all electrical services, mains water and plumbing, septic tank installation and excellent range of double glazed picture windows.

The accommodation comprises on the **GROUND FLOOR:**

Reception hall with **study space** (4.6m x 2.7m)

Open-plan spacious living room/ dining room and kitchen section (9.6m x 5.5m) - requiring full fitting out – having 3 sets of glazed sliding patio doors to the exterior and enjoying views.

Bathroom - plumbing for installation of units

Separate WC - also plumbing for installation of units

Staircase to **UPPER FLOOR** landing with access to very spacious **roof area** (7m x 5.7m) to create excellent bedroom/living room with en-suite facilities. Windows installed. High original beams.

Two completed bedrooms:

N°1 (5.4m x 3.6m) high beamed ceiling and 2 windows with views

N°2 (3.6m x 3.5m) high beamed ceiling and window with views.

OUTSIDE:

The property is located at the centre of the ¾ acre pastureland (3.160m²) and enjoys country views.

SERVICES:

Mains water, electricity, septic tank drainage, ADSL available.





*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.