

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



**Ref: 5638      Price: 399.000€\*\***

**Tarn, S. W. France** ~ situated on the edge of a traditional hamlet in hilly countryside with little traffic and just 3 miles from the village of Vaour dating back to the historic Knights Templars and 3 miles from the popular village of Penne with its castle ruins perched dramatically above the river. The riverside market town of St Antonin Noble Val is just 8 miles away. This is a local centre for rock climbing, canoeing and many other sports. St Antonin boasts some remarkable medieval architecture, an extensive Sunday produce market and excellent restaurants, bars and shopping facilities.

- **A RESTORED MAIN HOUSE OF CHARACTER**  
**With 4 bedrooms and 3 bathrooms**
  
- **A SECOND RESTORED STONE BUILT HOUSE**  
**With 2 bedrooms and 2 ensuite bathrooms and enjoying own terrace and garden**
  
- **A MASSIVE STONE BARN**
- **ABOUT AN ACRE OF ATTRACTIVE GROUNDS AND**
- **A LARGE SWIMMING POOL**



## THE MAIN HOUSE

Handsome double gateway entrance to lower parking courtyard and staircase to upper terrace with great views. Porch entrance with glazed double doors to

**Spacious Sitting Room** (6.63m x 5.76m) with windows to three sides including glazed door to terrace. Light and bright with high beamed ceiling, timber floor and fireplace with wood-burning stove. Door to



**L shaped fitted Dining Kitchen** (6.34m x 5.1m) with timber floor and beamed ceiling. Fully equipped having range of built in floor cupboards with granite worktops, twin bowl sink unit, 4 ring gas hob and extractor canopy, built in electric oven. Also wall cupboards and microwave oven. Door to huge **part covered dining terrace** with tiled floor and second tiled floor Terrace with views.



Inner hall to

**Master Bedroom** (4.33m x 4.24m) with superb window views and high beamed ceiling.



**Fully tiled Ensuite Bathroom** with tiled panelled bath and shower attachment, pedestal washbasin and W.C. Built in shelved cupboard.



**Dressing Room** with full range of built in wardrobes and cupboards to 3 sides.

**Double Bedroom No. 2.** (4m x 3.33m) with window views, coved cornices and wardrobe recess.



**Shower Room** with fully tiled walls, tiled floor, shower compartment, pedestal washbasin, W.C. and extractor fan.

Staircase from the dining kitchen down to **GROUND FLOOR**

**Study and Hallway** (5.88m x 3.77m) with tiled floor, exposed beams, built in cupboard.

**Very spacious Bedroom No. 3.** (6.66m x 5.75m) with massive beams, tiled floor, original bread oven feature and evier.

Inner hall with door to the exterior

**Bedroom No. 4 / Salon** (6.3m x 4.14m) with beamed ceiling, tiled floor, fireplace and wood-burning stove.

**Bathroom** with fully tiled walls, tiled floor, panelled bath and full height shower, pedestal washbasin, WC.

**Laundry/ Utility Room** with tiled floor, twin bowl stainless steel sink unit, central heating boiler, cupboards to floor and walls.

**Built in Store Cupboard**

Separate access through to exterior courtyard at ground floor level.

**Garden Store** off ground floor terrace.

**Parking Area**

**Open fronted Barn** at side and **Garage**

**Detached Stone Barn** (13.5m x 7m) having original manger to ground floor, new roof and floor/

**The main grounds** extend to about an acre with lawn, mature shrubs and trees and delightful views. An ideal setting with





**swimming pool** 12m x 6m with extensive paved surrounds.

### **Pool House and Store Area**

**THE DETACHED SECOND HOUSE IS ENTIRELY SELF-CONTAINED  
COMPLETELY RESTORED AND FULL OF CHARM ~  
AN IDEAL GUEST OR LETTING PROPERTY WITH ITS OWN PRIVATE  
TERRACES AND SMALL SECLUDED GARDEN**



There is a stone staircase leading up the **dining/sitting out terraces** and door to

### **Charming Living Room/Dining Room with fitted Kitchen Area** (6.2m x 4.56m)

This bright and attractive room has the original fireplace feature and high beamed ceiling. Also original evier. **The kitchen area** has a tiled floor and is fully equipped with matching units, tiled surrounds, sink unit, dishwasher, fridge and freezer, electric oven, 4 ring gas hob and extractor canopy. Door to external terrace.



Staircase to **FIRST FLOOR LANDING**

**Charming Principal Bedroom** (4.6m x 4.14m) a large double room with attractive views. Electric radiator.

**Bathroom** with fully tiled walls, panelled bath and shower, pedestal washbasin, W.C. and extractor fan.





