

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



Ref: 5640 Price: 210.000 €**

Tarn et Garonne, S. W. France ~ Set in secluded ¼ acre mature grounds ~ enjoying views up to the impressive River Aveyron Gorges and a short stroll into the much admired 13thC market town of St Antonin Noble Val where there are shops, bars, restaurants, and a lively, year-round Sunday market. Recreational facilities include ~ cinema, tennis courts, swimming pool and canoeing. Also within very easy reach of the A20 and hence about half an hour's drive to Montauban and 1 hour to Toulouse and the International airport at Blagnac.

**A STONE-BUILT 18TH C HOUSE COMPLETELY RESTORED AND INCLUDING
ALL THE FITTINGS AND FURNITURE**

- **Spacious main living room/dining room and completely equipped kitchen area**
 - **Four bedrooms each with ensuite shower rooms**
 - **Electric radiator heating & double glazing**
 - **Dressed stone walling features**

The light and bright accommodation comprises on the **GROUND FLOOR**

Spacious and well-laid-out Living Room and Dining Room with **fully-fitted Kitchen section (7.6m x 4.5m)** having 2 double glazed doors to the exterior, handsome tiled floor and dressed stone wall feature. The kitchen area includes stainless steel sink unit, electric oven, ceramic hob, extractor canopy, dishwasher, washing machine, fridge.



Bedroom No. 1, (2.8m x 2.6m) having tiled floor, glazed doors and double built-in wardrobe. Also $\frac{3}{4}$ tiled ensuite shower room with vanity unit washbasin, **separate WC**.

Easy rising new staircase with dressed stone side walling to **UPPER FLOOR** landing off which are **Three Bedrooms ~ each with ensuite facilities – additional room with potential and Separate WC**.

Bedroom n°2 (3.1m x 2.6m) with circular stone dressed upper windows

Bedroom n°3 (2.7m x 2.6m)

Bedroom n°4 (2.6m x 2.6m)

Each bedroom has an ensuite $\frac{3}{4}$ tiled shower room with vanity unit installed
Separate WC

Additional room with built-in wardrobe, tiled floor and separate area with sink unit and hot water tank.

Images of the bedroom styles and the ensuite shower rooms





OUTSIDE

The adjoining ¼ acre grounds are laid to lawn with mature shrubs and trees ~ providing sunny sitting out space.

There is also a private shared driveway leading to the property.



Services: Mains water, electricity, mains drainage also ADSL.

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



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