



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. : 5642 Priced at only: 119.000 € **

Tarn-et-Garonne, S.W. France ~ an excellent opportunity to acquire

**THIS HANDSOME AND RESTORED STONE-BUILT VILLAGE HOUSE
OF INDIVIDUAL CHARM AND CHARACTER**

Enjoying

Spacious upper-floor balcony terraces with much sunshine and superb views

**Also the added advantages of walking around the corner to the local
boulangerie and general store plus the bar and restaurant. Within easy reach of
other towns and villages of historical interest and about 70 minutes drive to the
International Airport at Toulouse.**

Membre de la Fédération Nationale des Agents Immobiliers – Titulaire de la carte professionnelle No. CPI 8201 2015 000 001 837,
délivrée le par le CCI Montauban et du Tarn et Garonne, 22 allées de Mortarieu, BP 80527. 82065 Montauban Cédex.

Adhérent a GALIAN, la Caisse de Garantie de l'Immobilier FNAIM No. 6092

Couvert par une assurance responsabilité professionnelle – RC Montauban B 378 006 035 – SARL au capital de 7622,45€



Accommodation

Much care and attention has been paid to the restoration of this stone-built house, including electric wiring and electric radiator central heating and new roofing. Light, bright and in excellent order, the accommodation comprises, on the ground floor:

Single entrance door leads to a **SMALL HALLWAY:** with stone steps on the left hand side, down to

CHARMING LIVING ROOM, DINING ROOM and KITCHEN AREA: (6m max. x 6m) **The dining area** has beautiful stone flooring, high panelled ceiling, large glazed double doors opening to the exterior and dressed stone wall features.

The salon (leading off) has dressed stonework wall and wood burning stove.

The kitchen area has tiled worktops incorporating two circular sink units, gas and electric hob with extractor canopy over and eye-level electric oven. Also washing machine fitted and tiled floor.



TILED SHOWER ROOM WITH: shower compartment, vanity unit with washbasin and cupboard under. Also tiled floor.

SEPARATE WC: with tiled floor.

MEZZANINE OCCASIONAL BEDROOM: ideal for children, and there is

SELF-CONTAINED STORE ROOM fitted shelving with the electric heated water tank.



Easy rising staircase leads upwards to the **FIRST FLOOR** where there is a **light and bright full-width landing** with electric radiator, giving access to

BEDROOM No. 1: (4.6m x 3m) full of natural light with views, high panelled ceiling, tiled flooring and electric radiator. Double French windows opening onto the **BALCONY**.

BEDROOM No. 2: (4.7m x 3m) another light and bright room with double French windows opening onto the **BALCONY** additional side window, high panelled ceiling, tiled floor, electric radiator, recessed wall arch and fitted hand basin (hot and cold).



The balcony terrace has security balustrade and enjoys views over the rooftops to the countryside beyond.

Further staircase leads upwards to the **TOP FLOOR** where there is

SPACIOUS MAIN LIVING ROOM with **FITTED KITCHEN AREA** (6m x 6m overall) leading off. The room itself has panoramic views over miles of surrounding countryside via the **terrace balcony**, with double glazed sliding patio doors to the full width of the room, an electric automatic sunblind and an additional exterior sunblind. The floor is tiled, there is a stone fireplace with wood burning stove inset and shelved double cupboard to one side. Two electric radiators, breakfast bar style unit separating the living room from the **kitchen area** having tiled top, deep white glazed sink, tiled floor and $\frac{3}{4}$ tiled walling. Also a shelved pantry cupboard area and separate window.



SECOND SHOWER ROOM: leading off the living room area, having half tiled walls, tiled floor, walk-in shower compartment, pedestal washbasin and low-level WC. Also, range of built-in cupboards and heated towel rail.

Services: Mains Electricity, Mains Water, Mains Drainage, Electric radiator heating

Taxe foncière: 578€ per annum

** Agency fees paid by the Vendor



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