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Tarn et Garonne

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



**Ref: 5643**

**Price: 129.000€\*\***

**Tarn et Garonne, S.W. France** ~ Just a stroll to the nearby riverside bar/restaurant and an easy walk to the famous and much sought after 13thC market town of St Antonin Noble Val. The town offers many attractions including shops, supermarket and a lively, year round Sunday market. Also just 20 minutes to the A20 autoroute and about half an hour's drive to Montauban and an hour to Toulouse and the International airport at Blagnac.

**THE PERFECT ANSWER TO AN EASILY MANAGED  
DETACHED HOLIDAY HOME**

**ENJOYING AN IDYLIC SETTING WITH STUNNING VIEWS  
ACROSS THE RIVER AND UP TO THE IMPRESSIVE GORGE**



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€

Wrought iron gateway entrance and staircase down to the extensive timber decking at the front and side of the house with external lighting.

Glazed sliding double doors open to a **Summer Salon** (5m x 2.6m) with superb views to the river and gorge. Also tiled floor and window blinds.



Wide archway through to

**Living Room/Dining Room and Fitted Kitchen section** (6.1m x 4m) having tiled floor and air-conditioning unit. The kitchen area has a breakfast bar and range of units comprising stainless steel sink unit, formica worktops with 4 ring ceramic hob and extractor canopy, eye level electric oven, microwave oven, dishwasher, fridge-freezer, wall cupboards and tiled wall surrounds.



**Shower Room** with shower, washbasin and fully tiled walls.

**Separate WC** with tiled floor, fully tiled walls and washbasin.

**Double Bedroom** (4.6m x 3.5m) with full height glazed sliding doors to the Terrace



and enjoying magnificent views. Also ceiling cooler fan and tiled floor.

## **OUTSIDE**

Complete timber decking around the house and separate staircase down to lower decking sitting out area with access down to a small riverside beach ~ all enjoying the superb river and gorge views.

Stone well and stone shed.

Services: Mains water, electricity and mains drainage. Telephone + ADSL.

Taxe foncière: Approximately 550 euros per annum

\*\*Agency fees paid by the Vendor



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