

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



Ref: 5648 Price: 389.000€**

Tarn et Garonne, SW France ~ located within very easy reach of a village with shops, restaurant and bar and weekly produce market. A 15 minute drive to the historic riverside market town of St Antonin Noble Val and approximately 1h20 to Toulouse and the International Airport.

**A HANDSOME STONE BUILT ORIGINAL MILL HOUSE
SET IN 9.5 ACRES OF MATURE RIVERSIDE GROUNDS
PLUS ANOTHER 4 ACRES NEARBY**

Very spacious and habitable as well as presenting ideal ongoing opportunities,
the property enjoys:

- Oil fired central heating
- Many carefully preserved original features including dressed stone walls, tiled floors and beamed ceilings
 - Substantial and separate stone barn
 - Millpond ideal for fishing
- Also an extensive detached property (away from the house) having one restored section and all with much potential – extending in total to 500m²

External stone staircase up to a **spacious porch hallway** with picture window views to the grounds.

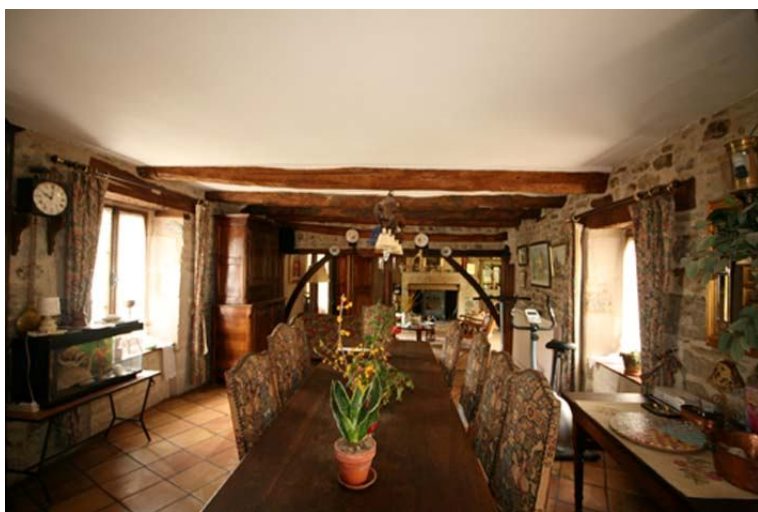
Separate WC and washbasin

Stone archway to **Inner Hall** (5m x 4.5m) with glazed double doors to external dining Terrace.

Spacious Living Room (8.35m x 4m) having original stone fireplace with wood-burning stove. Original stone “evier” and glazed door to the exterior. Full width open timber archway feature to



Good sized Dining Room (7.6m x 5m) with windows to both sides and all original features.



Dining Kitchen (5.7m x 5m) with base cupboard units and tiled worktops, sink unit, gas and electric hob with extractor canopy, electric oven.



Glazed doors from the main hallway to a separate suite comprising:

Living Room/Study in an L-shape (7m x 5.8m) with picture window views to the river.

Spacious Bedroom No. 1. (5m x 3.8m) with **ensuite shower room** having half-bath/shower, extra shower area, pedestal washbasin and WC.



Staircase from the main hallway to a **large landing** (4.4m x 4.2m)

Bedroom No. 2. (4m x 3.8m) with window views to the river.

Bedroom No. 3. (4m x 3m) with mirror fronted wardrobe.

Bedroom No. 4. (4.3m x 3m) with windows to 2 sides.



Shower Room with 2 walk-in tiled showers and twin washbasin unit

Separate WC

Bedroom No. 5. (5m x 3.2m)

Bedroom No. 6. (4.4m x 3.8m)

OUTSIDE

Access from the main hallway to an **extensive covered dining area** with tiled floor and overlooking the mill pond.

Various rooms on the ground floor including: laundry room (5m x 4.32m), additional room (5.8m x 4.5m), wood store, wine store, central heating boiler store, workshop.



Alongside the stream by the courtyard lies a **substantial Detached Barn** on two floors.

2-car Carport

Swimming Pool (10m x 5m) which has not been used for some years and therefore needs complete refurbishment.

Massive Separate Building- a large part of which has been restored with a main entrance room and 6 separate rooms leading off. The additional part of this building requires restoration.

Services: Mains water, electricity, drainage to septic tank, telephone + ADSL.

**Agency fees paid by the Vendor



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