

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



**Ref: 5649 Price: 380.000€\*\***

**Tarn, S. W. France** ~ situated amidst beautiful rolling countryside. 20 minutes from both Montauban and Gaillac and 45 minutes drive to the International Airport at Toulouse. 5 minutes drive to a local village with shop.

### **CHARMING 19thC COUNTRY HOUSE**

**SET IN HALF ACRE GROUNDS WITH PANORAMIC VIEWS  
AND LARGE SWIMMING POOL**

**With spacious bright rooms, original floor tiles, beams and exposed stonework and including:**

**Open-plan kitchen/dining/sitting room**

**Separate sitting room**

**5 bedrooms**

**3 bath/shower rooms**

**Large games room**

**Impressive Reception Hall** (8m x 2.3m) with tiled floor. Leading off on the left hand side:

**Salon** (5.2m x 4m) with tiled floor and original fireplace with wood-burning stove.



On the right hand side:

**Reception Room or Bedroom No. 1.** (5m x 4m) with original fireplace feature and glazed door to outside swimming pool area.



At the far end of the hallway glazed double doors to a superb open-plan **Sitting Room/Dining Room and Fitted Kitchen** - overall 11.5m x 6m and enjoying 4 sets of French windows to the outside gardens, wood burning stove, tiled floor and high beamed ceiling. **The kitchen area** has a range of fitted cupboards with twin bowl sink unit, cooker and extractor fan, dishwasher and fridge. Also central island unit.



**Bedroom No. 2.** (5m x 3m) with country views and tiled floor.

Inner hall with range of built in cupboards and



**Laundry Room** with twin bowl stainless steel sink unit and hot water tank.

**Shower Room** with tiled shower, vanity unit washbasin, WC and heated towel rail.



An easy rising staircase leads from the entrance hall to a spacious **First Floor Landing**

**Double Bedroom No. 3.** (5.6m x 4.3m) with beamed ceiling and parquet floor

**Double Bedroom No. 4.** (5m x 4.2m) with beamed ceiling and parquet floor

**Double Bedroom No. 5.** (5.6m x 3m) with beamed ceiling and parquet floor

Built in linen cupboard



**Bathroom** with panelled bath, pedestal washbasin, heated towel rail and WC.

**Shower Room** with tiled shower, vanity unit washbasin, heated towel rail and WC.

From the landing glazed double doors open to a **Very Spacious Room** (14m x 6m) open to full roof height and currently a games room. Window areas and electricity installed.



## **OUTSIDE**

Covered access from the house with the pool equipment cupboard and access to a **Covered Dining Terrace**. There is gravelled terracing all around the house and a paved pathway to the **Swimming Pool** also with paved surrounds and electronically operated pool cover.

The grounds are laid to lawn with well stocked flower beds and mature trees ~ all enjoying the panoramic views for many, many miles.

**Services:** Mains water, electricity and drainage to septic tank. Telephone + ADSL.

### **\*\* Agency fees paid by the Vendor**

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