

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



Ref: 5650 Price:345.000 €**

Tarn et Garonne / Tarn border ~ Set in grounds extending to about 10 acres with country surroundings and attractive views. Also within easy reach of the lively and famous riverside market town of St Antonin Noble Val, as well as historic Cordes.

**A TRADITIONAL STONE BUILT COUNTRY HOUSE
OF 17TH AND 18TH CENTURY ORIGINS**

**ALL SUPERBLY RESTORED TO THE HIGHEST OF STANDARDS
WITH MUCH SPACE, CHARM, CHARACTER AND TOTAL COMFORT**

Special features include:

- All 4 bedrooms double-sized and each with an ensuite bath/shower room
- Tiled floors to both ground and upper floors with gas-fired underfloor heating
 - Double glazed windows throughout
 - Many original features successfully retained
 - Much natural light and brightness to each room

Private driveway leads to the spacious, gravelled parking and turning area.

External stone staircase leads to the **First Floor Dining Terrace** enjoying the views. Also glazed door to

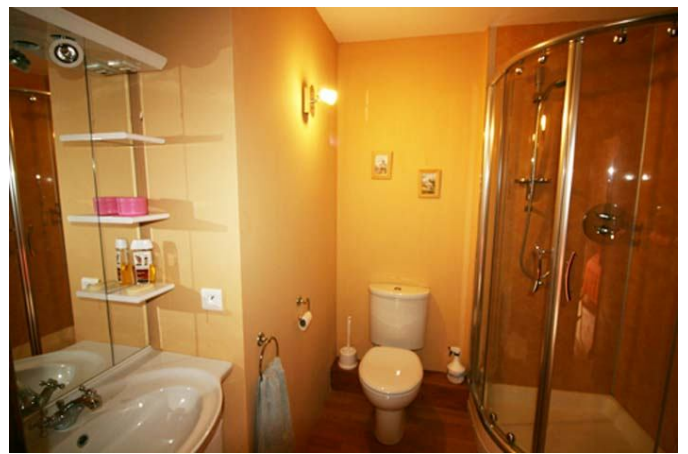
Charming and Spacious Main Room (9.6m x 5.1m (overall) with tiled floor and beamed ceiling and comprising:

Sitting Room with wood burning stove to original fireplace, handsome dressed stonework and range of windows for natural light.

Dining Kitchen Area with full range of matching base cupboard units plus cooking range, additional electric oven, microwave oven. Also stainless steel sink and fridge/freezer.



Inner passageway leads to **Double Bedroom No. 1**, (4m x 3.4m) with high beamed ceiling, tiled flooring and dressed stonework feature. **Ensuite Shower Room** with shower cabinet, vanity unit washbasin, WC, heated towel rail and extractor fan.



Double Bedroom No. 2. (4.8m x 4.2m) this charming principal bedroom is open to full roof height with exposed beams. Also tiled floor. **Ensuite Bathroom** with panelled bath and shower section, washbasin unit, WC, heated towel rail.



Easy staircase down to **Gound Floor Hallway** with access to **Double Bedroom No. 3.** (4.7m x 4.1m) an impressive room with the original stone bread oven feature complete to one wall, stone archway and glazed door to the exterior. **Ensuite Bathroom** with panelled bath and shower section, vanity unit washbasin. WC, heated towel rail and extractor fan.



Double Bedroom No. 4. (5.2m x 3.4m) dressed stone wall features, glazed doors to the front and rear exteriors. **Ensuite Wet Room** designed for handicapped use, vanity unit washbasin, WC, heated towel rail and extractor canopy.



Store Room housing the central heating boiler and fitted with shelving

OUTSIDE

External ground floor access to a **Large Workshop** (9m x 5.1m) with power and lighting. Also fitted shelving.

Additional re-roofed section adjoining plus **separate stone building**.

The Grounds extend to approximately 10 acres (4 hectares) and include pasture and woodland enjoying peace, quiet, privacy and views.

Services: Mains water, electricity and drainage to septic tank. Gas-fired under-floor heating.

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



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