

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



**Ref: 5651      Price: 349.000€\*\***

**Tarn et Garonne, S. W. France** ~ An idyllic setting amidst almost an an acre of peaceful, secluded and mature grounds ~ enjoying elevated views for many, many miles and very close to a village with bar/restaurant, boulangerie/general store. Approximately 15 minutes drive to the famous market town of St Antonin Noble Val and approximately 75 minutes to Toulouse and the International airport.

### **AN ARCHITECT DESIGNED COUNTRY HOUSE OF GREAT APPEAL**

#### **Including:**

- A completely separate self-contained suite ideal for guests or letting
  - Range of combined air-conditioning and heating units
  - Both kitchens extensively fitted and equipped
  - Attractive Swimming Pool and Setting
  - Garage and Car Port

Double gateway entrance to gravel driveway with ample turning and parking space. Access to the ground floor via a covered porch entrance with paved pathway approach.

**Reception Hall** with tiled floor.

**Fitted Cloakroom** with vanity unit washbasin, WC, tiled floor and wall cupboard.

**Superb Dining Room and Fitted Kitchen**

(6.6m x 3.5m overall) the dining room area has a tiled floor and complete range of windows overlooking the garden at the front. The kitchen area has granite work surfaces to three sides with an island unit to the dining area. There is a four-ring induction hob with extractor canopy over and lighting inset, electric oven, twin bowl stainless steel sink unit, wall cupboards and a heater and air conditioner combined. Country window views to two sides and glazed double doors to the conservatory.



**Finely proportioned Sitting Room** (5.5m x 4.1m) having high beamed ceiling, double glazed sliding patio doors onto the external swimming pool Terrace and double glazed sliding patio doors to the garden conservatory. The floor is tiled, there is a brick central fireplace with wood burning stove inset and a combined electric heater and air conditioning unit.



**The Conservatory** is glazed to both sides with double sliding patio doors, interior sun blinds, an overhead ceiling fan and tiled floor. Enjoys lovely views to the gardens on both sides.

Easy rising staircase from the entrance hall leads up to the **FIRST FLOOR LANDING**



**Bedroom No. 1.**(4.5m x 3.5m) with windows to two sides enjoying the glorious views, high ceiling with recessed lighting, two spacious built in wardrobe cupboards.

**Bedroom No. 2.** (4.4m x 3m) with high beamed ceiling with recessed lighting, two built in wardrobe cupboards.



**Shower Room** (2.7m x 2.5m) with travertine tiled shower, twin vanity unit washbasins with mirrors over, tiled floor, WC and heated towel rail.



Leading from the inner hallway on the ground floor is access to **The Guest Suite**

**Attractive Sitting Room/Study** (5.5m x 2.6m) with window views and tiled floor. Leading off is the



**Fully fitted and equipped Kitchen** (3.4m x 2.7m) with range of base cupboards to two sides, wall cupboards, stainless steel sink unit, dishwasher, washing machine, eye level electric oven, 2 ring ceramic hob with overhead extractor canopy and built in fridge/freezer. Also glazed door to the exterior.



Hallway entrance with fitted wardrobe cupboard to

**Double Bedroom (No. 3.)** (3.9m x 3m) with tiled floor and garden views.



**Ensuite Shower Room** (3.7m x 1.5m) with walk in travertine tiled shower, vanity unit washbasin, WC and heated towel rail.

## OUTSIDE

The grounds extend to 3.896m<sup>2</sup> (over three quarters of an acre) and are very private with a wide variety of shrubs and trees and enjoy elevated views. There are excellent terraced areas and a **Swimming Pool** (chlorine treatment) measuring 8m x 4m



**Garage** (5.7m x 3.2m) and **Car Port** (5.6m x 3m)

Taxe foncière : 1020€per annum

\*\*Agency fees paid by the Vendor

| Logement économe | Logement | Faible émission de GES | Logement |
|------------------|----------|------------------------|----------|
| ≤ 50 A           |          | ≤ 5 A                  |          |
| 51 à 90 B        |          | 6 - 10 B               |          |
| 91 à 150 C       |          | 11 - 20 C              | 11       |
| 151 à 230 D      | 216      | 21 - 35 D              |          |
| 231 à 330 E      |          | 36 - 55 E              |          |
| 331 à 450 F      |          | 56 - 80 F              |          |
| > 450 G          |          | > 80 G                 |          |
| Logement économe |          | Forte émission de GES  |          |

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