

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



Ref: 5655 Price: 189.000€**

Tarn et Garonne, S. W. France ~
Situating on a quiet square in the heart of the medieval riverside village of Montricoux where there are shops, restaurants and a weekly produce market. 23kms from the major town of Montauban with access to the A20 autoroute linking Paris and Toulouse. The nearest international airport is Toulouse (1 hour's drive) with daily flights to the UK via British Airways, Easyjet and Ryanair.

AN OPPORTUNITY TO ACQUIRE A TRADITIONAL TOWN HOUSE

**CAREFULLY RESTORED WHILST RETAINING
MUCH CHARACTER AND CHARM**

**AND HAVING THE ADVANTAGE OF AN EXTERNAL TERRACE
AT FIRST FLOOR LEVEL**



On three floors the accommodation comprises:

ON THE GROUND FLOOR

Front door opening to:

Living room (6m x 4m) with tiled floor, beamed ceiling and fireplace with wood-burning insert. Wooden staircase leading up to first floor.



Archway through to

Fitted Kitchen (5.1m x 1.9m) with tiled floor, beamed ceiling, fitted cupboards, sink unit, dishwasher, fridge, electric oven, gas hob and extractor fan.



Small Utility Room with plumbing for washing machine, hot water tank and WC

Wooden staircase from the living room leads up to the **FIRST FLOOR**

Bedroom No. 1 (4.1m x 4.0m) with beamed ceiling and seagrass floor covering.



Bedroom No.2 (2.6m x 3.2m) with wooden floor, beamed ceiling

Shower room (4.1m x 1.3m) with walk-in shower, WC and wash basin

Hallway with built-in cupboard and door to **Terrace** (2.0m x 7.5m) with views over roof tops

Wooden staircase up to **THE SECOND FLOOR**

Bedroom No. 3 (5.4m x 4.1m overall including shower room) with wooden beams.

Ensuite Shower, WC, wash basin, electric towel rail



Note: Electric radiators and double glazing throughout.

Services: Mains drainage, mains water, electricity. Telephone + ADSL (broadband)



View to the Square with easy parking close to the property

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