



19 Place de la Halle  
82140 St. Antonin Noble Val  
Tarn et Garonne

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**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** ~ Situated 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



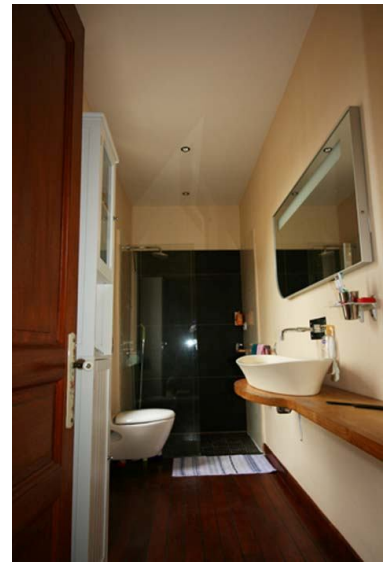
**Shower room** (4.1m x 1.3m) with walk-in shower, WC and wash basin

**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)

**Taxe foncière: 543 euros per annum. Taxe d'habitation : 390 euros per annum.**



*View to the Square with easy parking close to the property*

**\*\*AGENCY FEES PAID BY THE VENDOR**

Agence l'Union for themselves and for the Vendor or Owner of this property whose Agent he is gives notice that (i) these particulars are set out, as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permission for use and occupation and other details are given in good faith and are believed to be correct but, any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each item. (iii) No person in the employment of Agence l'Union has any authority to make or give any representation or warranty whatever in relation to this property.



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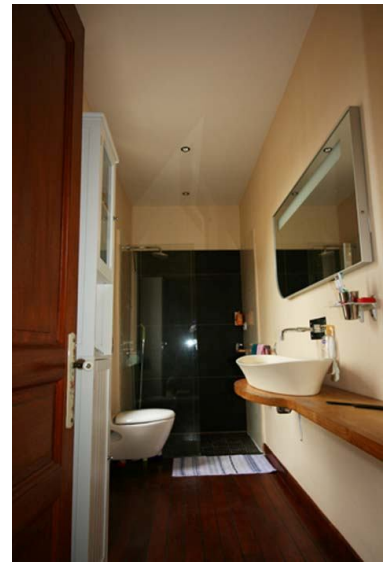
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