

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



**Ref: 5656 Price: 175.000€\*\***

**Tarn et Garonne, S.W France** ~ in an elevated position just outside the village of Caylus where there are shops for day to day living, restaurant, bar etc. 20 minutes from the market town of Caussade where there is a train station and access to the A20 autoroute linking Paris and Toulouse.

**DETACHED THREE BEDROOM HOUSE SET IN PRETTY  
WOODED GROUNDS OF ALMOST THREE QUARTERS OF AN ACRE**

The accommodation has electric radiator heating throughout and comprises:

Entrance door to hallway

**Fitted Kitchen** (3.6m x 2.9m) with tiled floor, built in floor and wall cupboards and including sink unit, induction hob, extractor fan, fridge/freezer, eye level oven.



**L-shaped Sitting Room** (6.5m x 4.0m) with tiled floor and large insert fire place



**Bedroom 1** (2.6m x 3.9m) with laminate flooring

**Bedroom 2** (3.9m x 3.1m) with laminate flooring and built-in wardrobe

**Bedroom 3** (3.6m x 2.9m) with built-in wardrobe and laminate flooring



**Separate WC**

**Shower room** (1.6m x 2.1m) with walk-in shower, electric towel rail, washbasin unit, tiled floor and tiled walls

**Large winter garden/veranda** (12.8m x 4.0m) with laminate flooring ,glass on three sides



**Utility room** (5.4m x 2.8m) with concrete floor.

## OUTSIDE

**Garage 1** (8.3m 2.8m) with concrete floor, mezzanine and door to garden

**Garage 2** (8.5m x4.0m) with concrete floor, mezzanine

Electric gates leading to garage

The property benefits from a large garden (2.850m<sup>2</sup>) with established trees and vegetable garden and garden shed for storing wood.

**Services:** Mains water, electricity, micro-station drainage.

**Taxe fonciere:** 1532€/per annum

\*\* Agency fees paid by the Vendor

Logement économe	Logement	Faible émission de GES	Logement
≤ 50 <b>A</b>		≤ 5 <b>A</b>	
51 à 90 <b>B</b>		6 - 10 <b>B</b>	9
91 à 150 <b>C</b>		11 - 20 <b>C</b>	
151 à 230 <b>D</b>	219	21 - 35 <b>D</b>	
231 à 330 <b>E</b>		36 - 55 <b>E</b>	
331 à 450 <b>F</b>		56 - 80 <b>F</b>	
> 450 <b>G</b>		> 80 <b>G</b>	
Logement économe		Forte émission de GES	



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