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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: 5658 Price: 169.000€**

**Tarn et Garonne, S. W. France** ~ Set on the edge of a traditional hamlet and enjoying delightful country views from an extensive elevated terrace. Also within very easy reach of a lively village (1km) with bakery and bar/bistro. Famous St Antonin Noble Val is about 15 minutes drive.

**A FULLY RESTORED IMPRESSIVE STONE BUILT HOUSE  
WITH ATTRACTIVE AND COMFORTABLE ACCOMMODATION  
ENJOYING ORIGINAL FEATURES**

**Also  
CHARMING COURTYARD GARDEN**



Membre de la Fédération Nationale des Agents Immobiliers – Titulaire de la carte professionnelle No. CPI 8201 2015 000 001 837,  
délivrée le par le CCI Montauban et du Tarn et Garonne, 22 allées de Mortarieu, BP 80527. 82065 Montauban Cédex.

Adhérent a GALIAN, la Caisse de Garantie de l'Immobilier FNAIM No. 6092

Couvert par une assurance responsabilité professionnelle – RC Montauban B 378 006 035 – SARL au capital de 7622,45€

With full oil-fired central heating and double glazing the property comprises:

**External stone staircase** leads up to an attractive roofed sitting terrace with tiled floor and stone walling. Access to

**Spacious attractive Living/Dining Room** (8m x 5.32m) with high beamed ceiling, tiled floor and wood burning stove. Full height French windows leading out to the delightful terrace with glorious views.



Open archway to **Fitted Kitchen** (3.2m x 2.6m) with base cupboard unit, twin bowl sink unit, 4 ring gas hob with extractor canopy, electric oven. Tiled walling, tiled floor and full height shelved store cupboard.

**Charming Salon** (4.7m x 4.3m) with high beamed ceiling, windows to 2 sides, timber flooring, wood-burning stove, original stone evier. Door to the exterior.



A staircase from an inner hall leads to the **UPPER FLOOR LANDING** with access to

**Bedroom No. 1.** (4m x 3m) enjoying the stunning views and having two double built in wardrobes.

Bedroom No. 2. (3.3m x 2.8m) with timber floor.



Access through to a spacious **roof storage area.**

**Shower Room** with fully tiled shower unit, vanity unit washbasin, WC and tiled floor

Staircase access (adjoining the salon) leads down to the **LOWER GROUND FLOOR**

**Laundry/Utility Room** with twin bowl sink unit, fitted cupboards and access to **Store Room.**

Walk through to **Barn** (8.6m x 4.5m) with central heating boiler, oil tank and ample storage space. Doorway access to the courtyard.



## **OUTSIDE**

The courtyard runs the length of the property and includes a very spacious **roofed car port area** (6.5m x 5m) with paved driveway leading down from the double gateway entrance.



Access through to a small garden area with glorious country views and staircase up to the **external sitting and dining terraces** with tiled and timber floorings and security railings. Very special places to sit out in the sun and captivate the lovely views over the unspoilt and varied countryside.



**Services:** Mains water, electricity and drainage to septic tank. Telephone + ADSL (broadband). Oil fired central heating and double glazing. Well.

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

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