

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



Ref: 5665 Price: 179.000€**

Tarn, S. W. France ~ At the heart of a traditional village yet enjoying a **sunny southerly aspect at the rear of the house where there is a small landscaped garden.** Local shops, bar, restaurant and medical centre are to be found a few minutes away in a closeby village and both the riverside market town of St Antonin Noble Val and historic Cordes are within easy driving distance. There is a train station 5 minutes away with trains to Toulouse (1 hour).

A TRADITIONAL STONE-BUILT DETACHED HOUSE

**RESTORED TO THE HIGHEST OF STANDARDS AND RETAINING
MUCH ORIGINAL CHARACTER AND CHARM**

Including

- Two delightful main rooms
- Fully fitted dining kitchen
- Three double bedrooms and two bath/shower rooms
 - Study area
 - Full oil fired central heating
- Extensive ground floor cellar rooms

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€

The light, bright and spacious accommodation comprises:

External stone staircase leads up the **Covered Porch** and front door to

Reception Hall (7m x 2.2m) having most handsome stone-dressed window area and additional stone features to the front door.

Half-tiled Shower Room (leading off) with WC and washbasin.

Superb Main Sitting Room (7m x 6.13m) with high beamed ceiling, the original plank flooring, windows to both sides for maximum natural light, wood-burning stove inset to a handsome fireplace with carved timber surround and ornamental plaster frieze above with central mirror inset. In addition, there is an original double built-in cupboard.

Fitted Dining Kitchen (4.37m x 4m) the units include a full range of floor cupboards with worktops, incorporating a four ring ceramic hob and electric oven, all with tiled surrounds and having a stainless steel extractor canopy over. White glazed twin-bowl sink unit and shelved pantry cupboard. Window outlook to the garden and part-glazed door opening to the **Upper Floor Terrace**.



Dining Room (4.42m x 4.44m) having timber floor, high ceiling, original marble fireplace and part glazed door to external terrace.

A handsome staircase with natural wood balustrade leads up to the **SPACIOUS FIRST FLOOR LANDING** well lit by two large windows and giving access to:

Bedroom No. 1. (on the left hand side) (4.24m x 4.47m) a bright room with southerly aspect having timber floor and original marble fireplace.

Bedroom No. 2. (5m x 4.5m) with window outlook and timber flooring. Built in double wardrobe.

Inner Study Area (3.64m x 3m) having access to ample attic space for the creation of further bedrooms/bathrooms if required. Leading off the study are:

Bedroom No. 3. (3.55m x 3.5m) with beamed ceiling and wardrobe recess.

Very Spacious Bathroom (3.68m x 3.5m) comprising tiled panelled bath with hand shower attachment and tiled surround, tiled walk-in shower, pedestal washbasin, WC and **an entirely separate and very spacious Dressing Room** with fitted interior and hot water tank.



Double doors from the garden open to

Extensive Ground Floor Cellars housing the oil-fired central heating boiler and the oil tank. (No. 1. 4.3m x 6m; No. 2. 4.6m x 3.5m and No. 3. 6.9m x 5.9m) Also **most handsome vaulted original Cellar with Bread Oven** (5.1m x 3.5m) with light. A wonderful summer entertaining area.

Night-time view of bread oven



OUTSIDE

Bright, sunny south facing terrace (2.5m x 4.5m) creeper clad and having stone steps leading down to the small garden.

The garden is private and nicely planted out and having gravel surrounds and paved pathways. Also paved dining area with high walling and external lighting.

Wood store under the terrace.



THE VILLAGE

Services: Mains water, electricity, drainage to septic tank, telephone + ADSL. Oil fired central heating. Well.

Logement économique	Logement
≤ 50 A	
51 à 90 B	
91 à 150 C	
151 à 230 D	
231 à 320 E	
321 à 450 F	
> 450 G	
Logement énergivore	245

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