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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**

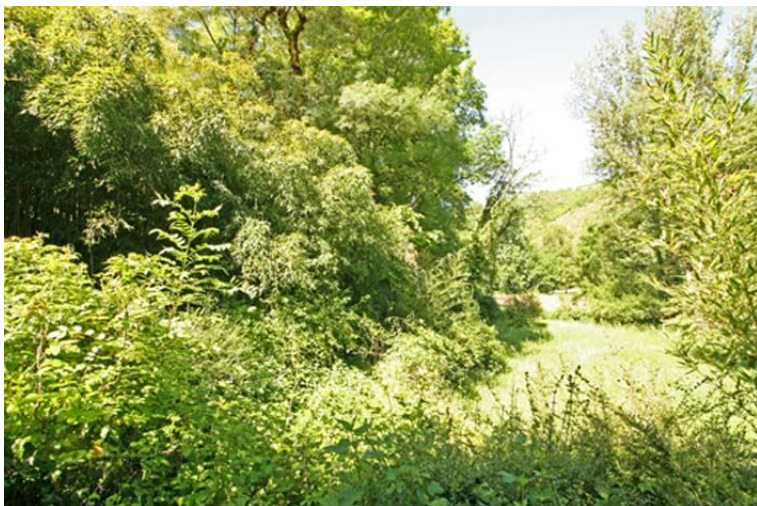


**Ref: 5666 Price: 71.000€\*\***

**Tarn, SW France** ~ in a mature setting of almost a fifth of an acre with views across to the valley river. Walk up to a charming historic town and enjoy the amenities including a bar/restaurant. An easy drive to St Antonin Noble Val and about an hour to Toulouse International Airport.

**A SIMPLISTIC, EASILY MANAGED TRADITIONAL HOUSE**

**Habitable and only needing some updating**



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€

**External stone staircase** leading up to a **spacious sitting out and dining Terrace** with glazed door to

**Well proportioned Sitting Room/Dining Room** (5m x 4.7m) with high beamed ceiling, wood burning stove, tiled floor and windows to two sides.

Inner hall to

**Kitchen** (3.2m x 3m) with sink unit and cupboards. Also glazed doors to external staircase leading down to the rear garden. (kitchen needs full re-fitting).

### **Separate WC**

Staircase to **FIRST FLOOR LANDING** off which lead:

**Double Bedroom** (4.5m x 4.4m) with high beamed ceiling and wardrobe.

**Bathroom** with tiled walls, panelled bath, pedestal washbasin and bidet.

### **OUTSIDE**

**Gardens** around the house extend to 774m<sup>2</sup> with lawn areas and mature trees.

**Services:** Mains water, electricity and septic tank drainage

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



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