



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

Tel: 0033 (0)5 63 30 60 24  
Fax:0033 (0)5 63 68 24 67  
e-mail: info@agencelunion.com  
website: www.agencelunion.com

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



**Ref: 5667 Price: 165.000€\*\***

**Tarn, S.W.France** ~ Set in a charming historic town with local amenities and within easy reach of famous Cordes (20 mins) and Albi (30 mins). 1hr 10mins to Toulouse and the International Airport.

**A SUPERBLY RESTORED AND SPACIOUS STONE BUILT TOWNHOUSE  
WITH MUCH CHARM, CHARACTER AND COMFORT**

**ENJOYING THE REAL BENEFIT OF A WALLED REAR GARDEN**

The property has electric radiator heating and double glazing installed and includes  
Four Bedrooms and 2 Bath/Shower 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€

In detail the accommodation comprises:

## ON THE GROUND FLOOR

Part glazed front door with full height glazed side screens either side to

**Spacious Dining Room/Kitchen** (5.2m x 5m) with living space, height beamed ceiling, tiled floor, dressed stone wall features and door to external dining Terrace and garden. Excellent range of base and wall units, tiled surrounds and timber worktops and concealed lighting. Including deep white glazed sink unit, ceramic 4 ring hob and extractor canopy, electric oven, fridge/freezer and pull out drawer unit.



Stone archway to

**Excellent Laundry/Utility Room** (4.5m x 2.8m) with tiled floor, worktop, shelving and fridge/freezer.

Access to **Store Room** (3.9m x 2.6m) with tiled floor, shelving, built in cupboard with hot water tank . Door to **Wood Store**.

Staircase from the dining kitchen to **THE FIRST FLOOR**

**Sitting Room** (5.2m x 5.2m) with dressed stone walls, high beamed ceiling, original stone fireplace and wood burning stove. Timber floor and “evier” (ancient stone sink feature). Door to **Large Covered Terrace** (5.5m x 2.6m) with timber floor and security railings.



Inner landing with access to:

**Bedroom No. 1.** (left hand side) (3.9m x 3.2m) with dressed stone features and timber floor. Large window area and original archway with bookshelves.

**Bedroom No. 2.** (right hand side) (3.1m x 2.8m) with windows to two sides, dressed stonework features and timber floor.

### **Modern Bathroom**

with low step-in bath and shower, pedestal washbasin, WC, heated towel rail and full wall tiling to two sides.



Staircase to **UPPER FLOOR**

**Bedroom No. 3.** (5.3m x 5m) light and bright with windows to two sides, high ceiling with main beam and timber floor. A stone archway leads through to

**Bedroom No. 4.** (3.3m x 3.1m) again light and bright with beamed ceiling, velux window and additional window, timber floor.



**Shower Room** with step-in shower, pedestal washbasin and WC.

**Store Area** in roof space

## **OUTSIDE**

Courtyard garden and outside dining Terrace.

**Services:** Mains water, electricity, septic tank, telephone + ADSL. Electric heating.

**\*\*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.