

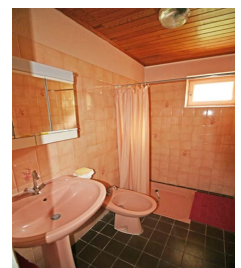
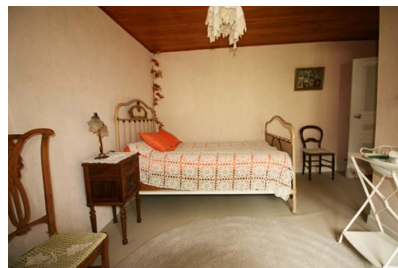
**THE BRITISH ESTATE AGENCY IN S.W. FRANCE UNDER THE DIRECTION OF
CHARLES SMALLWOOD AND JANE SMALLWOOD**



Ref: 5679 Price: 50.000€**

Tarn et Garonne, S. W. France ~ Situated close to a lively village with local shops, excellent restaurant and medical centre and pharmacy. Also easy reach of the medieval riverside market town of St Antonin Noble Val. A nearby train station gives 50 minute access to Toulouse.

**SIMPLY LOOK INSIDE AND SEE WHAT PLEASURE YOU CAN GET FOR
ONLY 50.000 EUROS**



SET BEHIND MATURE TREES WHICH PROVIDE AN ATTRACTIVE SETTING

Including some sitting-out garden space



Walk beside the garden to an external staircase leading to an upper floor Terrace with security railings and enter the good-sized covered sitting/dining Terrace (5m x 3.5m) having access to the interior accommodation with electric radiator heating and comprising:

Living Room with Dining and Kitchen space (4.6m x 4.6m) with window outlook to the front garden areas. Kitchen area with white glazed sink and tiled surrounds. Range of base cupboard units.

Principal Bedroom (4.6m x 4.6m) with window outlook to the gardens.

Separate WC

Double Bedroom No. 2. (4.4m x 4m max)

Ensuite Shower Room virtually fully tiled with shower, pedestal washbasin, bidet and tiled floor.

OUTSIDE

ON THE GROUND FLOOR Access to store cupboard and store room

Services: Mains water, electricity and mains drainage.

Taxe foncière: 391 euros per annum

Taxe d'habitation: 484€per annum

**Agency fees paid by the Vendor

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