

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



Ref: 5680 Price: 345.000€**

Tarn et Garonne, S W France ~ set high up amidst **half an acre of landscaped grounds** and enjoying magnificent elevated views over glorious countryside. At the same time just an easy drive down to the famous riverside market town of **St Antonin Noble Val**. Toulouse and the international airport can be reached in just over an hour and access to the A20 autoroute linking Paris and Toulouse is approximately 25 minutes.

A CHARMING TRADITIONAL STONE BUILT COUNTRY HOUSE
All beautifully restored with many excellent features including:

- Impressive main sitting room/dining room plus separate extensively equipped kitchen
 - 3 double bedrooms and 2 re-fitted bath/shower rooms
 - Full oil fired central heating
 - Heated swimming pool
 - Garaging and range of store/work rooms

Walk through the double gateway entrance and across the attractive gravelled square courtyard to a full width and roofed sitting out Terrace.

Internally the accommodation has full oil fired central heating, much natural light and handsome oak timber flooring to all main rooms.

Comprising: **ON THE GROUND FLOOR**

Charming and spacious Sitting Room/Dining Room (9.25m x 5m) with range of windows enjoying the outlooks, handsome oak floor, ceiling open to full roof height with exposed beams, fireplace with wood burning stove inset and dressed stone wall feature.



Archway through to

Completely re-fitted and equipped Kitchen (4.28m x 5m max) all well planned with window views and having extensive range of base and wall cupboard units as well as sink unit, 4 ring gags hob, electric eye-level oven, built-in dishwasher and washing machine and fridge/freezer. Also tiled floor.



Adjoining hallway with doorway access to the front covered Terrace.

Re-fitted Shower Room with tiled shower, pedestal washbasin, WC and tiled floor.



Principal Bedroom No. 1. (4.7m x 4m) with window views, stone fireplace and wood burning stove, beamed ceiling, original “evier”, oak flooring and range of built in wardrobes and shelved cupboards.



Ensuite Bathroom with panelled bath, pedestal washbasin, WC, tiled floor and heated towel rail.



A staircase from the kitchen area leads to **Double Bedroom No. 2.** (4.2m x 3.4m) oak flooring and glorious views.

Staircase from the ground floor hallway to **Bedroom No. 3.** (5.2m x 4.3m) open to full roof height, beams and windows to 2 sides. Oak flooring.



OUTSIDE

Full width roofed Terrace to the front with tiled floor. Separate driveway entrance with double gates leads down to a **built-in garage** (6.5m x 4.5m) currently providing spacious storage and house the central heating boiler and oil tank. Adjoining is a large **workshop** (6m x 4.5m) with power and lighting. Also **pool equipment store**. Additional store rooms with access from the rear of the house.



The landscaped, mature and private 1/4 acre gardens lie all around the house with handsome hedgerows, lawns and shrubs.

The heated Swimming Pool is kidney shaped and measures 7m x 5m, enjoying a delightful setting with tiled surrounds and covered patio sitting area.

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

Taxe foncière: 1.071€per annum

** Agency fees paid by the Vendor

Logement économe	Logement
5-90 A	
91 à 90 B	
91 à 150 C	
151 à 230 D	
231 à 330 E	264
331 à 450 F	
> 450 G	
Logement économe	



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