



19 Place de la Halle  
82140 St. Antonin Noble Val  
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: 5683 Price: 99.000€\*\***

**Tarn et Garonne, SW France** ~ set in a traditional village within easy reach of a larger village with amenities, a railway station and also an easy drive to the famous and historic market town of St Antonin Noble Val.

**A VILLAGE HOUSE OF HANDSOME AND INDIVIDUAL APPEARANCE ~**

**MUCH RESTORED AND HAVING THE ADDED EXCELLENT ADVANTAGE  
OF A SEPARATE AND ADJOINING STONE HOUSE WITH FULL POTENTIAL  
TO CREATE GUEST OR LETTING ACCOMMODATION**

**ALSO ATTRACTIVE TERRACING, GARDENS AND VIEWS  
TO THE HILLSIDES**



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€

**Ground Floor Dining Garden** with stone walling surround, tiled external staircase to attractive upper floor **Sitting Terrace** with views to the hillside.

**Entrance Hall** with access to **Sitting Room** (4.4m x 4m) with large double glazed window.



**Light and bright Dining Kitchen** (4.6m x 3m) with range of base cupboard units including twin bowl stainless steel sink unit, ceramic hob with extractor canopy, range of matching wall cupboard and tiled open fireplace.

Leading off the sitting room is a **Laundry Room Area** with tiled floor.

**Shower Room** with wall tiling and washbasin. **Separate WC**

A staircase from the entrance hall leads to the **upper floor landing** with glazed door to small balcony.

**Double Bedroom No. 1.** (4.5m x 4m) light and bright with views to the hillside.



## **Double Bedroom No. 2.** (4.8m x 3m)

Access to staircase from the entrance hall down to **Spacious Lower Floor Cellars** for storage and having access to the garden.

**The attached stone-built House** with medieval shaped windows, measures 9m x 4m on two floors and has much potential.

**Note:** There is additional land extending, in total, to approximately 8 acres but the exact location is not currently known.

**Services:** Mains water, electricity, mains drainage, telephone + fibre optic internet connection.

Taxe foncière: 450 euros per annum

Taxe d'habitation: 560 euros per annum

\*\*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.



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