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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: 5685 Price: 348.000€**

Tarn et Garonne, SW France ~ situated in an historic 13th Century riverside market town where there are shops, supermarket, bars, restaurants, and a lively, year-round Sunday market. Recreational facilities include ~ cinema, tennis courts, swimming pool and canoeing. Also within very easy reach of the A20 at Caussade (20 minutes) and about half an hour's drive to Montauban and 1 hour to Toulouse and the International airport at Blagnac.

**A SPACIOUS 19TH CENTURY TRADITIONAL DOUBLE FRONTED
STONE HOUSE**

**WITH MATURE AND SECLUDED GROUNDS OF OVER AN ACRE
(designated constructible) AND HAVING ATTRACTIVE VIEWS**

Also includes

**A SEPARATE DETACHED BUILDING (a former schoolhouse)
WITH GREAT ONGOING POTENTIAL TO RESTORE**

The main house is entirely habitable but requires up-grading to today's tastes and standards.

Porch entrance to **reception hall** with double doors to

Sitting Room (5.35m x 4.8m) with open fireplace in marble, 2 sets of full height windows and timber floor. Stone archway through to

Spacious Dining Room (5.5m x 5m) with stone built open fireplace, ceiling with "à la française" style beams and glazed door to garden area.

Fitted Kitchen (5.3m x 3.8m (max) with range of matching base and wall cupboards, twin bowl sink unit, 4 ring gas hob and extractor canopy. Electric eye-level oven and built-in fridge/freezer. Also built in shelved cupboard and door to garden.

Ground Floor Bedroom (4.5m x 3.2m) with twin windows to the front and tiled floor. **Ensuite Dressing Room** with access to

Bathroom with panelled bath, tiled shower compartment, pedestal washbasin, bidet, heated towel rail, tiled walls and floor. Separate access to inner hall with **Separate WC** and washbasin.

Laundry Room and Utility Room with door to the garden.

Staircase with original balustrade and handrail to the upper floor landing off which lead:

Spacious Room (5m x 4.8m) to create additional accommodation with possibility of ensuite bathroom or whatever.



Double Bedroom No. 2. (4.9m x 4m) with high beamed ceiling.

Twin glazed doors to inner landing with access to **four double bedrooms**, three of which have full height glazed doors to the external balcony..

Bedroom No. 3. (4m x 2.8m)

Bedroom No. 4. (4.2m x 3.9m)

Bedroom No. 5. (4.26m x 2.5m)

Bedroom No. 6. (4m x 3m)

Walk in area with pedestal wash basin and **additional room** to create bathroom.



**THE ENTIRELY SEPARATE DETACHED SECOND HOUSE
REQUIRES FULL INTERNAL REPLANNING AND RESTORATION**



Currently comprising **Two inter-communicating Main Rooms** each with double door entry:-

No. 1.(6m x 5m) with windows to both sides, tiled floor and extra area leading off.

No. 2. (7.5m x 7m) with tiled floor and window views.

Separate WC with washbasin

