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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: 5686 Price: 77.000€**

Tarn, SW France ~ together with land and gardens of almost a fifth of an acre including access down to the River Aveyron for fishing and canoeing. Easy reach of lively local village with one of the best restaurants in the area.

AN IDEAL “HIDEAWAY HOLIDAY HOME” OR “FISHERMAN’S COTTAGE”

**WITH ATTRACTIVE, FULLY UPDATED ACCOMMODATION
OF MUCH COMFORT FOR TWO PERSONS**



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 Mortariou, 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€

Walk through the mature garden beside the house and up stone steps to **Covered Veranda** (2.2m x 3.3m) for sitting and dining with garden outlook and part-glazed door to

Sitting Room (4.7m x 3.6m) having large window with view, tiled floor, high beamed ceiling and fireplace with wood-burning stove. Access through to

Fitted Kitchen/Dining Room (3m x 2.7m) tiled floor, range of base cupboards, sink unit, ceramic hob with extractor canopy, fridge/freezer.

Double Bedroom (3.2m x 3m) large window to river view and electric radiator.

Shower Room with tiled shower, washbasin, WC, fully tiled walls, heated towel rail and hot water tank.

OUTSIDE

Two sets of mature garden areas with two small outbuildings.

Services: Mains water, electricity, septic tank and telephone installed. Double glazing

Taxe foncière: 121 euros per annum

Taxe d'habitation: 190 euros per annum

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