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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: 5687 Price:79.500€\*\***

**Tarn et Garonne, SW France** ~ Set on the edge of a traditional village with bar/restaurant and boulangerie/general store. There is much beautiful countryside all around and several nearby towns, including historic St Antonin Noble Val, Cordes-sur-Ciel and Albi. Toulouse and the International airport are just over an hour's drive and there are railway stations in nearby Lexos and Caussade.

### **A STONE BUILT HISTORIC VILLAGE HOUSE**

**ALL RESTORED TO THE HIGHEST OF STANDARDS AND PROVIDING  
THE MOST CHARMING AND ATTRACTIVE ACCOMMODATION WITH  
MANY ORIGINAL FEATURES CAREFULLY PRESERVED**



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€

The accommodation comprises **ON THE GROUND FLOOR:**

Glazed double main doors to an **Impressive Double Bedroom** (5.8m x 5m) with high beamed ceiling, handsome dressed stonework to all walls, original stone paved flooring and additional door to sitting out area.

An attractive archway in stone leads through to a **Good-sized modern Shower Room** with tiled shower compartment, pedestal washbasin, WC, tiled floor and heated towel rail. Also hidden away hot water tank.



An easy rising new staircase leads to the **FIRST FLOOR** with

**Charming and Spacious Sitting Room/Dining Room together with Fitted Kitchen** (7.8m x 5m overall) having range of double glazed windows for maximum natural light, attractive dressed stone walling, high beamed ceiling, handsome original stone fireplace feature and oak flooring.





**The Kitchen Area** has base cupboard units including deep sink and ceramic hob with extractor canopy over. Also original “evier” feature and fridge.

Above the sitting room is a **Mezzanine** open to full roof height with velux window. All ready to create access for additional bedroom.



## **OUTSIDE**

The house is set beside a large municipal area with mature trees and presents excellent sitting out opportunity as well as car parking.

**Services:** Mains water, electricity and mains drainage.

\*\*Agency fees paid by the Vendor



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