



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: 5688 Price: 365.000€**

Tarn et Garonne, SW France ~ an idyllic setting in private grounds of over an acre together with a riverside plot ~ all enjoying magnificent views to the impressive riverside gorges and within a short drive (or longer walk) to the famous 13thC town of St Antonin Noble Val with its bars, cafés, restaurants and shopping facilities.

A HANDSOME RESIDENCE OF INDIVIDUAL ARCHITECT DESIGN

WITH FURTHER ONGOING POTENTIAL IF REQUIRED

Including:

- Open plan living room/dining room
 - Dining/Kitchen
 - 3 Bedrooms and Bathroom
 - Built-on Garage
- Swimming Pool and Pool House
- Surrounding grounds of over an acre
 - 805m2 riverside land

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€

Porch entrance to **Spacious Hallway** with stone archway through to

Superb Open-plan Sitting Room/Dining Room (7m x 7.6m in an “L” shape) with fireplace feature and wood burning stove inset, high beamed ceiling, 2 sets of full height French windows to the front Terrace and views to the gorge. Rear window also having views.



Inner hall with built in store cupboard

Generous sized Dining Kitchen (6m x 3.54m) with range of base cupboards, twin bowl stainless steel sink unit with tiled backing, range cooker with electric oven and 5 ring gas hob, extractor canopy, built in dishwasher, breakfast bar and built-in pantry cupboard. Also Samsung fridge freezer with ice maker and full height double French window to exterior Terrace and garden.



Bedroom No. 1. (front) (4m x 3.3m) with double French windows and mirror fronted built in double wardrobe.

Bedroom No. 2. (front) (4m x 3.2m) with double French windows mirror fronted built in double wardrobe

Bedroom No. 3. (rear) (4.3m x 3.3m) with window view and wardrobe

Note: matching floor tiles throughout.



Separate WC

Bathroom with panelled bath and shower and tiled surround, vanity unit washbasin, WC, heated towel rail and built in shelved cupboard.

Doorway access from the living room to the built on **Garage** (7.8m x 3.6m) with sliding front doors and separate doorway to the rear garden. (ideal for creating additional bedroom if required).



Ongoing potential planning

Whilst the charming accommodation is spacious, light and bright, there is planning permission for additional potential if required, namely:

- Conversion of garage of salon/study with staircase to
- Upper floor double bedroom with
- Ensuite bathroom and separate WC
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- Replacement garage situated to the side of the house.

OUTSIDE

The Grounds around the house extend overall to over an acre and include lawned areas with mature shrubs and trees. At the far end of the rear garden lies **a figure of 8 shaped Swimming Pool** (9m x 6m) complete with paved surrounds and enjoying a medley of hedgerows and shrubs for total privacy. Steps up to a large covered **sitting/dining Terrace** with glazed double doors to a **fitted kitchen** (4.4m x 3m) with range of base cupboards, twin bowl sink unit, tiled floor and double glazed windows. Access to a fully tiled **shower room** with walk in shower, pedestal washbasin and WC.

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Services: Mains water, electricity and drainage to septic tank. Telephone + ADSL. Oil-fired central heating is installed but has been decommissioned by the current owners as they found it wasn't needed and it could be re-instated if required.

Taxe foncière: 1080€per annum.

**Agency fees paid by the Vendor





Rear Façade



Part of the garden



Front Terrace



Driveway into property and front façade



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