



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: 5689 Price: 39.000€\*\***

**Tarn et Garonne, S.W. France** ~ If your desires are to sit outside with glorious views across to the impressive river gorge, as well as to go down the stone stairway to a river bank with space for swimming and fishing and in addition to take a short stroll to the centre of historic St Antonin Noble Val, then here is the location. The town enjoys many attractions including shops, bars and restaurants, as well as recreational facilities. The colourful Sunday market which features throughout the year has become a focal point of the region. Train stations are nearby at Caussade and Lexos and Toulouse International Airport is an hour's drive.

**THE PROPERTY IS, HOWEVER, A FAIR EXAMPLE OF  
A FISHERMAN'S SHED**

**AND ALTHOUGH HOLIDAY HABITABLE IT IS UNLIKELY TO ATTRACT  
ANY PERMANENT OR LONG TERM LIVING  
HENCE ONLY 39.000€**



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€



Overlooking the garden and magnificent views lies a covered sitting and dining Terrace with double French doors to the interior – comprising:

**Bed/Sitting Room** (3.7m x 3.7m) with twin window to one side.

**Children's Bedroom** (2.6m x 1.9m) with fitted shelving

**Kitchen with Shower Area** having window outlook to the gorge and mainly tiled walling. Washbasin/sink unit, fridge, base and wall cupboards and hot water tank. Stone walled walk through to lock-up WC.

## **OUTSIDE**

Private garden with high hedge to one side. Low stone walling to the far end together with private stone steps down to gateway access to the private river bank.

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

\*\*Agency fees paid by the Vendor



## ***St Antonin Noble Val and the River Aveyron***

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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