

**THE BRITISH ESTATE AGENCY IN S.W. FRANCE UNDER THE DIRECTION OF
CHARLES SMALLWOOD AND JANE SMALLWOOD**



Ref:5691 Price: 245.000€**

Tarn, SW France ~ located in a half acre country-style setting within easy reach of a beautiful medieval bastide village. Within half an hour's drive of Gaillac and under an hour to Toulouse and the International Airport.

**AN ARCHITECT DESIGNED DETACHED HOUSE
WITH SPACIOUS AND MOST APPEALING INTERIOR ACCOMMODATION ~
Not apparent with a first glance at the exterior**

Thus only a personal visit will reveal all the attractions and special features

Including:

- Attractive rural view – landscaped gardens and wood walk
- Handsome timber beamed ceilings throughout – open to full roof height plus attractive pine wood flooring
- Spacious open plan sitting room with dining area and fully equipped kitchen
 - Full heating and double glazing installed
 - Three bedrooms and two bathrooms
 - Swimming pool with timber decking
 - Large detached garage

Approached by a gravel driveway with parking space, the property comprises ~ solely on **THE GROUND FLOOR**

Main front door to inner hallway with access through to the

Open-plan Main Living Room including:

The charming and spacious Living Room with wide archway through to the attractive **Dining Room area** with glazed double doors to the external Terrace. Overall 7.65m x 4.35m enjoying all the beamed high ceilings and much natural lighting.



Access from the dining area to the **fully re-fitted Kitchen** (4.55m x 3m) having a range of fitted base cupboards to three sides and including twin bowl stainless steel sink unit, electric oven with 4 ring gas hob and overhead extractor canopy, built-in freezer unit, built-in dishwasher, microwave combined oven and large fridge/freezer. Also fitted wall cupboards and built-in cupboard with washing machine. Two sets of glazed double doors open to the external timber decking Terrace.



There are 3 double bedrooms – all with the charming beamed ceiling features and pine flooring ~ and 2 complete shower rooms.

Bedroom No. 1. (3m x 2.7m) having large windows with garden outlook and built in wardrobe cupboard.

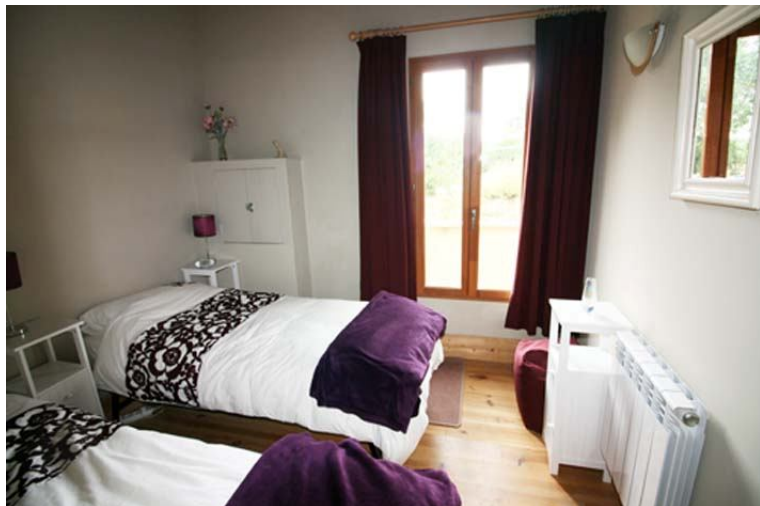
Inner hall to

Charming Bedroom No. 2. (3.7m x 3.4m) with 2 twin door built in wardrobes and curtained store area above.

Bedroom No. 3 (4m x 3m) with double mirror fronted wardrobe.

Shower Room No. 1. Large tiled shower, washbasin with mirror above, heated towel rail and WC.

Shower Room No. 2. Walk in shower, vanity unit washbasin with mirror over, heated towel rail, WC.



OUTSIDE

At the rear of the property is an **extensive raised decking Terrace** with dining section with exterior lighting and extending to the sides of the house.

The gardens extend to over half an acre with lawns, mature shrubs and trees and most attractive secluded section with high hedging and trees. Also a short walk down into the woodland area.



Detached Garage (6m x 5m) with tiled roof, double doors and concrete floor.

Swimming Pool (8m x 4m) with timber decking to two sides and there is a pool house for the cleansing equipment.

Services: Mains water, electricity, drainage to septic tank, telephone + ADSL.

Taxe foncière: 769 euros per annum

Taxe d'habitation: 700 euros per annum

****Agency fees paid by the Vendor**



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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