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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: 5692 Price: 420.000€**

Tarn, S.W.France ~ Situated in a small hamlet within very easy reach of the beautiful hilltop bastide of Cordes-sur-Ciel. Approximately half an hour's drive to the UNESCO World Heritage city of Albi and 85kms from Toulouse and the International Airport.

A RESTORED STONE-BUILT HOUSE OF 17TH CENTURY ORIGINS

WITH GROUNDS OF OVER THREE QUARTERS OF AN ACRE

AND 9m x 4.5m SWIMMING POOL



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€

Double gateway entrance to the extensive garden terracing with swimming pool, roofed dining room area and paved areas for sitting in the sunshine. An ideal approach to the handsome house which has been extensively restored to the highest of standards, at the same time presenting many excellent and carefully preserved original features including:

- Much handsome dressed stonework to many walls
- Impressive high beamed ceilings to the main rooms
 - Open stone archways

All in all very charming and comprising: **ON THE GROUND FLOOR**

Impressive and spacious Sitting Room (5.5m x 4.7m) having double French windows to the front sitting Terrace and pool, all walls with beautiful dressed stonework, wood burning stove to the tiled hearth and tiled floor.



Archway and short staircase to

Attractive Salon/Dining Room (5.5m x 3.3m) with dressed stone walls to all sides, tiled floor and glazed door to the Terrace.

Separate WC and **Store Area.**



Large and fully-fitted Dining Kitchen

(5.5m x 3.2m) with glazed door to the exterior, tiled floor and complete range of matching base and wall cupboards including twin bowl sink unit, ceramic hob and extractor canopy, electric oven, dishwasher and fridge/freezer.



Staircase to **Upper Floor Landing** with access to

Magnificent Main Bedroom Suite The light and bright bedroom (4.8m x 3.7m) with attractive window views, timber flooring and dressing room cupboard. Archway through to the **Ensuite Bathroom** (4.1m x 3.3m) including low step in bath, very large tiled walk-in shower with glazed surrounds, electric heater and 2 sets windows. Adjoining converted space with washbasin set to the ancient stone sink. Also WC , tiled flooring and electric heater.



Bedroom No. 2. (3.7m x 3.7m) with windows to 2 sides, timber floor.

Ensuite Shower Room with tiled shower, vanity unit washbasin, tiled walls and floor. **Separate WC.**

Further staircase to **SECOND FLOOR SPACIOUS LANDING** with access to

Bedroom No. 3. (3.4m x 3.1m) having timber floor and exposed beams.



Spacious Shower Room with tiled walk in shower, vanity unit washbasin, WC and electric heater.

Inner Landing to

Bedroom No. 4. (4.6m x 3m) with electric radiator and timber floor.



Bedroom No. 5. A children's room with space for 4 single beds and electric heater.



OUTSIDE

Laundry Room

Amidst the front garden area lies the original stone staircase leading up to the **Swimming Pool** (9m x 4.5m) spacious paved surround and electrically operated cover. Extensive paved sitting and dining Terrace and well.

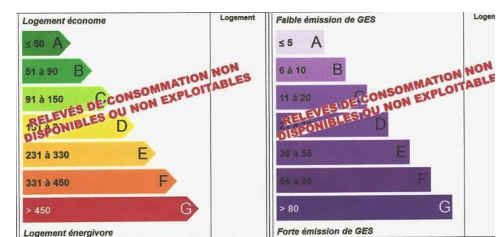
Also **Spacious roofed dining Terrace** (4.5m x 3.5m) with attractive elevated views over mature countryside. Staircase down to lower lawned and private garden area with mature shrubs and trees.



Services: Mains water, electricity and drainage to septic tank. Telephone + ADSL. Double glazing and reversible heating units in each room.

Taxe foncière: 622 euros

**Agency fees paid by the Vendor



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