

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



Ref: 5693 Price: 149.000€**

Tarn et Garonne, SW France ~ situated in wooded grounds with landscaped garden areas and enjoying “walk-down” access to the river and private bank ~ ideal for boating and fishing. All in all, almost half an acre. Also within easy reach of a lively market town (2.6kms) as well as an historic and enchanting bastide village with amenities.

**AN ATTRACTIVE DETACHED COUNTRY HOUSE ~
RESTORED THROUGHOUT TO PROVIDE MUCH INDIVIDUAL CHARM,
COMFORT AND SPACE**

including:

**Three Bedrooms and Two Bath/Shower Rooms ~ private sitting out terraces,
good sized above the ground swimming pool and built in large garage.**



An external stone staircase by the side of the house leads upwards past the landscaped adjoining garden and a rear main door opens to **an entrance hall** with store space and access to the pool area and internal doorway to the accommodation which has electric radiators installed and comprises:

Open plan Living/Dining Room with fully fitted Kitchen section (5.24m x 4.7m) having high beamed ceiling, tiled floor, stone built open fireplace feature and wide glazed double doors to wide sitting out terrace with tiled floor and security wrought iron railings. **The fitted kitchen** section has range of base cupboards, twin bowl sink unit, electric cooker and 4 ring gas hob. Also built in dishwasher and fridge.



Access to **store area** with washing machine installed. Also **separate WC** and **Shower Room** with tiled shower, wash basin unit to timber table and tiled floor.

Via an archway leading off the main living room area lies a **Separate Room** (3m x 2.7m) which could ideally feature as a TV Room/Study or 4th Bedroom if required.

Bedroom No. 1. (off living room) (3m x 2.7m) with window view.

Staircase leads down to a ground floor passage with built in store cupboard. Also access to

Bedroom No. 2. (3.2m 3m) with range of cupboards and adjoining **Bathroom** with panelled bath and high shower complete with tiled surround. Also pedestal washbasin and WC.



Staircase from the living room leads upwards to a spacious **Bedroom No. 3.** (4m 2.7m) with beamed ceiling open to full roof height.

Built in to the ground floor is a large **Garage** (5.4m x 4.4m)



OUTSIDE

Wooded grounds and landscaped gardens of almost half an acre including stone paved patio to the above ground swimming pool (8m x 5m) with timber steps for entering the pool and decking surrounds. There is a private access nearby down to the river frontage with jetty but the house itself sits well high of the river.

Covered log store. Double wrought iron gates open to a rising driveway up to the entrance to the house.

Services: Mains water, electricity and drainage to septic tank.

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



Taxes foncières: 415 euros per annum

Taxe d'habitation: 280 euros per annum

TV Licence: 138 euros per annum

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