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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: 5696 Price:162.000€**

Tarn ~ enjoying an **8 ¾ acre** setting at the edge of a peaceful and traditional village within easy reach of local towns as well as famous and historic Cordes-sur-Ciel.

**AT FIRST GLANCE YOU WOULD NOT EXPECT THIS PROPERTY TO BE
SOMEWHAT OF A CHALLENGE....**

**A HANDSOME TRADITIONAL STYLE HOUSE WITH ATTRACTIVE
COUNTRY OUTLOOKS**

Plus

**TWO HUGE DETACHED STONE BARNS SET TOGETHER
AND OFFERING GREAT POTENTIAL**

However, there are extensive farm style outbuildings (some best to demolish) and the house itself which needs much renovation and updating

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€

External staircase leads up to a covered and very spacious sitting/dining **Terrace** (12m x 2m) across the full width of the house and complete with timber safety railings.



Entrance to **Fitted Breakfast/Kitchen** (4.5m x 3.2m) with range of matching base and wall units – the base cupboards with tiled work tops and including twin bowl sink unit and 4 ring hob with extractor canopy.



Tiled Shower Room with washbasin and bidet. **Separate WC**

Sitting Room/Dining Room (6m x 4.5m) with high beamed ceiling, original fireplace feature and windows to two sides.



Inner Hall from the kitchen to **two Double Bedrooms**

No. 1. 4m x 3.6m

No. 2. 4.5m x 5m

OUTSIDE

Large farmyard courtyard at the rear of the house providing access to **an extensive range of open fronted barns and other main storage rooms.** Only a personal visit will reveal the range of all these buildings.

A walkway and separate entrance area gives access to **Two Huge Intercommunicating Barns** – ideal for creating a second house or gites if required (subject to planning permission). Measuring 12m x 8m and 20m x 8.6m.



At the side of the house is a secluded and mature lawned garden with high hedging and handsome selection of trees. Beyond lies the original swimming pool which requires full restoration.

The main grounds are laid to fields with wooded surrounds and attractive outlooks. In total **extending to 8 ¾ acres.**

Services: Mains water, electricity.

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



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