

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



Ref: 5699 Price: 295.000€**

Tarn et Garonne, S.W. France ~ set in about **half an acre of private grounds**, enjoying the stunning elevated views for many miles yet within 2 kms of a lively local market town with all amenities. Also within easy reach of famous Saint Antonin Noble Val and quick access to the A20 auto route and onwards to the International airport at Toulouse.

**AN INDIVIDUALLY DESIGNED DETACHED HOUSE WITH
MANY ATTRACTIVE FEATURES AND MUCH CHARACTER**

Enjoying

- Stone facing to three elevations
- Spacious living room / dining room and fitted kitchen
- Heating and air conditioning units to each room
 - 3 bedrooms, and 2 bath/ shower rooms
 - Swimming pool and terracing with views
- Large detached building for workshop, garaging or games room

Approached by a private gravelled driveway with ample turning and parking space.

The accommodation comprises:

Reception Hall Area with built-in cupboard housing the hot water tank.

Laundry / Utility Room with tiled floor and fitted shelving. Plumbing for washing machine and dryer.

Extensive open-planned ground floor room comprising:

Living Room / Dining Room (8.5m x 4.3m) with the glorious elevated views looking down through many miles of lovely countryside, double French windows with access to the large terrace and swimming pool area. Also tiled floor, beamed ceiling, wood burning stove installed, additional glazed door to the side garden and additional windows.

Adjoining is the **Fully Fitted Kitchen** (4.4m x 3.1m) with double bowl white glazed sink, worktops, tiled backing, four ring gas hob, electric oven, extractor canopy, and dishwasher. Glazed door to the exterior and island breakfast unit with worktop and built-in cupboards. Glass fronted wall cupboards. Stone arch through to the reception hall.



Leading off the hallway is an **Inner Hall** with access to

Ground Floor Bedroom No. 1 (3.47m x 3.35m) with high beamed ceiling, lovely views, and double French windows and window to the side. Also mezzanine / occasional bedroom above. Adjoining is a

Modern Shower Room with walk in shower, vanity unit washbasin with mirror over, WC and fitted medicine cabinet.



Staircase from the living room / dining room leads upwards to **THE FIRST FLOOR.**

Principal Bedroom No. 2 (4.73m x 4.2m) a very spacious room with ceiling to full roof height, exposed beams, glazed door enjoying the magnificent views and leading out onto a timber based terrace / balcony with wrought iron security railing. Velux window. Also **Walk-in Fitted Dressing Room.**



Bedroom No. 3 (5m x 3m max) with exposed beams open to full roof height, large velux window.

Study area (2.22m x 2.7m) with window leading off the landing.



Excellent Bathroom having low step-in bath with tiled surround, wide white glazed vanity unit with tiled backing and cupboards inset. Large walk-in tiled shower, WC, tiled floor. 2 velux windows.

OUTSIDE

A large tiled Terrace enjoying superb views leads off the sitting room and down to the

Heated Swimming Pool 10m x 5m with electrically operated safety cover and tiled Terrace to one side.

Excellent Covered Exterior Dining Terrace (5m x 3.2m) with glazed door leading from the kitchen area, tiled floor, low stone walling surrounds, tiled roof, external lighting.

The half acre Gardens extend to three sides of the house, all mainly lawned and flanked with mature trees. Small stone building for garden tools and log storage. Also a west facing raised Terrace with tiled floor and stone surrounds.

At the front of the house, by the gravelled driveway is a **Large Barn** (7.33m max x 5.54m) with stone front elevation, double doors and concrete floor. Power and lighting installed and double-glazed side window. Ideal as a spacious workshop, or converted to a games room or additional accommodation if required.

Note: there is a well in the grounds with special filters and a pump connected to the house. It is possible to use this water in place of the mains water if required.

Services: Mains water, electricity, drainage to septic tank, telephone + ADSL. Central heating via a heat exchange/air conditioning system. Double glazing.

**Agency fees paid by the Vendor

Logement économe	Logement	Palais émission de GES	Logement
≤ 50		≤ 5 A	
51 à 90 B		6 - 10 B	
91 à 150 C		11 - 20 C	
151 à 230 D	193	21 - 35 D	
231 à 330 E		36 - 55 E	
331 à 450 F		56 - 80 F	
> 450 G		> 80 G	
Logement économe		Forte émission de GES	



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