

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



*View from the property*

**Ref: 5702    Price: 39.000€\*\***

**Tarn et Garonne, S. W. France** ~ Set in the fascinating 13<sup>th</sup> century market town of Saint Antonin Noble Val where there are shops, bars, restaurants, and a lively, year-round Sunday market. Recreational facilities include ~ cinema, tennis courts, swimming pool and canoeing. Also within very easy reach of the A20 and hence about half an hour's drive to Montauban and 1 hour to Toulouse and the International airport at Blagnac.

**Looks handsome from the outside but needs complete restoration and re-creation internally however this setting in St Antonin Noble Val attracts many property seekers as there are so many excellent facilities**

**THIS TRADITIONAL STONE HOUSE IS PRICED AT 39.000€ TO ENABLE ALL THE CONVERSION TO BE ACHIEVED**

The existing interior is on 3 floors and comprises:

**Ground Floor** (5.8m x 3.3m) and **Two Upper Floors** (each measuring 9m x 3.6m) and each with front windows.

**The setting of the house** looks across a parking area to country views beyond.



**Services:** Mains electricity is connected. Mains water and mains drainage is just outside the property and needs to be connected.

**\*\* 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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