



19 Place de la Halle
82140 St. Antonin Noble Val
Tarn et Garonne

Tel: 0033 (0)5 63 30 60 24
Fax:0033 (0)5 63 68 24 67
e-mail: info@agencelunion.com
website: www.agencelunion.com

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



Ref: 5705 Price: 224.000€**

Tarn et Garonne, SW France ~ ideally located in grounds of over a third of an acre with views across to the river gorge and, most importantly, only about 1km drive to the famous market town of St Antonin Noble Val.

AN INDIVIDUALLY DESIGNED DETACHED HOUSE

**With spacious and attractive accommodation
enjoying much natural light, full electric radiator heating and double glazing**

On the lower floor there is a huge garage and other rooms with further potential



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€

Wide gravel driveway entrance with parking and direct access to very large Garage.

Easy rising external pathway leads through the private front garden up to a **Charming Covered Sitting and Dining Patio** (8.5m x 2.4m) with tiled floor and views across to the



Spacious Reception Hall built in double cupboards with sliding doors. **Separate WC** with tiled floor.

Attractive and well proportioned Sitting Room/Dining Room (8m x 5.2m) with tiled floor, wood burning stove, fireplace with insert, range of 2 double French windows to the main patio and additional French windows to a secluded rear dining Terrace.



Leading off is a **Fitted Kitchen** (4.7m x 3m max) with range of base cupboard units with worktops, sink unit, electric oven and 4 ring gas hob and extractor canopy ~ all with tiled backing. Tiled floor.

Good sized inner hallway (4.6m x 1.8m) with access to

Bedroom No. 1. (left hand side) (4m x 3m) with tiled floor, range of recessed wardrobes with ceiling height curtains.



Bedroom No. 2. (4m x 3.5m) with tiled floor and range of recessed wardrobes with ceiling height curtains.

Bedroom No 3. (3.8m x 3m) with tiled floor and range of built in wardrobes and cupboards and mirror framed door.

Shower Room fully tiled walls and floor, walk-in shower, twin washbasin vanity unit with cupboards and mirror over.



Staircase from the main hallway leads down to an extensive range of rooms and garaging, all with power and lighting and including:

Spacious Laundry/Utility Room plus Workshop Area (7.6m x 3.9m)

Two Rooms leading off with potential to create extra accommodation.

No. 1. (3.5m x 3.4m) with fitted shower room

No. 2. (3.64m x 3.57m)

Separate WC

Additional Store Room/Wine Store (9m x 2m) with extensive shelving

Huge Garage (12.3m x 5.2m) with sliding main front doors. Also with sink unit.

OUTSIDE

Main Covered Terrace to the front with views and rear Terrace – all very private. Mature grounds extending to over a third of an acre with lawns, mature shrubs and trees. Views upwards to the gorge.

Services: Mains water, electricity and drainage to septic tank. Double glazing and electric radiator heating. Wood burning insert. Broadband.

**Agency fees paid by the Vendor



Logement économe	Logement	Faible émission de GES	Logement
≤ 50 A		≤ 5 A	
51 à 90 B		6 - 10 B	7
91 à 150 C		11 - 20 C	Logement 0.2/m².an
151 à 230 D	217	21 - 35 D	
231 à 330 E	Logement 0.2/m².an	36 - 55 E	
331 à 450 F		56 - 80 F	
> 450 G		> 80 G	
Logement énergivore		Forte émission de GES	

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.