



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: 5706 Price: 895.000€**

Aveyron, SW France ~

**A SPECTACULAR SETTING AMIDST OVER 45 ACRES
OF PRIVATE LAND INCLUDING A HUGE AND MAGNIFICENT LAKE
STREAM FED AS WELL AS RELEASED AND OFFERING EXTENSIVE
BOATING AND FISHING TREATS**

Yet only a short drive to the historic and fascinating bastide village of Najac where there are excellent facilities including bars, restaurants and shops. As well as a train station with services to Toulouse

**THIS TRADITIONAL LAKE-SIDE PROPERTY OFFERS SUPERBLY
RESTORED AND CLASSIC ACCOMMODATION ENJOYING
MUCH SPACE AND CHARM**

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€

Much security work has been carried out to protect the house from any “lake intake” and many other issues have been carefully taken on board including installation of full oil-fired central heating, complete double glazing and insulation.

From the spacious roofed dining Terrace, glazed double doors open to

A charming Sitting Room (5.7m x 4.7m) with tiled floor, stone built fireplace and wood-burning stove, glazed double doors to exterior with views and access to the lake.



Very spacious L-shaped Dining/Kitchen (7.2m x 3m and 2.7m x 2.1m). The dining area sits away from the kitchen and the kitchen area is extensively fitted and equipped to the highest of standards and includes a complete range of base cupboards with granite work tops and matching wall cupboards. Twin bowl sink and built in dishwasher.



Laundry Room (leading off) with range of fitted cupboards, sink unit, fridge/freezer and washing machine.

Separate Fitted Utility Room with fitted base and wall cupboards, hot water tank and central heating boiler.



Elegant Dining Room (7.9m x 4.1m) having sets of glazed double doors to the exterior and built in cupboards.

Handsome staircase with wrought iron carved balustrading leads up to spacious FIRST FLOOR LANDING off which lead

Additional Living Room (7.3m x 4.3m) with range of windows and views and fireplace with wood-burning stove. Leading off are two light and bright bedrooms



Bedroom No. 1. (4m x 3m)

Bedroom No. 2. (3.5m x 3m)



Shower Room with shower, washbasin and WC.

Principal Bedroom No. 3. A spacious 6m x 5m enjoying great window views and with glazed double doors to a balcony.

Ensuite Bathroom (4.7m x 4.7m) set into full roof height with centre bath, 2 vanity units, large tiled shower, bidet and WC.



Bedroom No. 4. (4.2m x 3.7m) with original fireplace feature.

OUTSIDE

External covered Dining Terrace

Open fronted Barn/Garage

Stone Garden House

Swimming Pool 10m x 5m

Services: Mains water, electricity and drainage to septic tank. Telephone + ADSL, oil-fired central heating, double glazing.

Taxe foncière: 999 euros per annum

****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.