

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



Ref: 5707

Price: 159.000€**

Tarn et Garonne ~ situated in a traditional hamlet within easy reach of the riverside village of Varen where you will find a bakery, grocery, pharmacy, post office, medical centre, bar, riverside restaurant and weekly produce market. Famous St Antonin Noble Val is approximately 10 minutes drive and Toulouse and the International Airport about an hour and a quarter. Also a few minutes drive to a train station with services to Toulouse

**A TRADITIONAL PROPERTY PART DATING BACK TO THE 18TH CENTURY
AND RETAINING MUCH CHARACTER**

The property has the possibility to provide a separate chambre d'hôte section. There are two "sitting-out" terraces and a nearby large garden area of almost half an acre.

A gravelled driveway with ample parking leads to a walled and gravelled sitting out Terrace. Approached by a wide stone staircase with tiled roofed Terrace and a handsome original front door opening to an open hallway area with the original stone evier feature and tiled floor.

A charming spacious open-plan Living / Dining Room and Fitted Kitchen Area (8m x 6.5m minimum) with plank timber flooring, beamed ceiling and windows to both sides. Handsome open fireplace with “Godin” wood-burning stove. Original potager to one side of the fireplace with cupboards above and beneath. The kitchen area has fitted units with wide formica work surface and includes a “Siemens” four ring gas hob, “Siemens” stainless steel extractor canopy. Built-in electric oven and fridge. Island unit with formica working surface and built in cupboards, twin bowl sink and dishwasher. Large pantry cupboard.



A short flight of stairs from the living room leads to a hallway area with tiled floor and double glazed French windows opening onto a private sitting out and gravelled patio with low stone walling. Leading from the hall

Spacious Principal Bedroom (5.5m x 5.5m) with plank flooring, high beamed ceiling and wood burning stove.

Shower Room with tiled shower area, pedestal washbasin, bidet, WC, electric radiator.

A Staircase leads upwards to an **extensive roof area which includes the pigeonier**



There is an entirely separate ground floor suite with access from the exterior and comprising a **Bedroom** (4m x 3m) with recessed ceiling lighting, beamed ceiling, dressed stonework feature, tiled floor and electric radiator. Also **Sitting Room area** (4m x 3m minimum) and **Ensuite Shower Room** with tiled floor, tiled shower, pedestal washbasin and low level WC.

OUTSIDE

Two Large Store Rooms with electricity installed.

A very short stroll takes you to a **pasture land of almost half an acre** with mature trees.



Services: Mains electricity, water and drainage to septic tank. Telephone + ADSL.

** Agency fees paid by the Vendor

Logement économe	Logement	Faible émission de GES	Logement
≤ 50 A		≤ 5 A	
51 à 90 B		6 à 10 B	
91 à 150 C		11 à 20 C	
151 à 230 D		21 à 30 D	
231 à 330 E		31 à 40 E	
331 à 450 F		41 à 50 F	
> 450 G		> 50 G	
Logement énergivore		Forte émission de GES	

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