

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



Ref: 5708 Price: 185.000€**

Tarn, SW France ~ situated at the edge of a traditional village with secluded garden and attractive views over unspoilt countryside at the rear. Also within easy reach of a local village with daily amenities and excellent restaurant and a comfortable drive to historic Cordes and also St Antonin Noble Val.

**A TRADITIONAL RESTORED HOUSE
ENJOYING SPACIOUS ACCOMMODATION
WITH**

- **2 MAIN LIVING ROOMS**
- **FITTED KITCHEN**
- **4 BEDROOMS AND 2 BATHROOMS**



The accommodation in detail comprises **ON THE GROUND FLOOR**

Access at the front of the house via double doors to a **Garage/Store Room** (5.5m x 3.6m) with possibilities to create alternative use.

Spacious Living Room/Dining Room (7.8m x 5.4m) with full height glazed double doors to private rear garden, tiled floor, stone fireplace, high beamed ceiling.



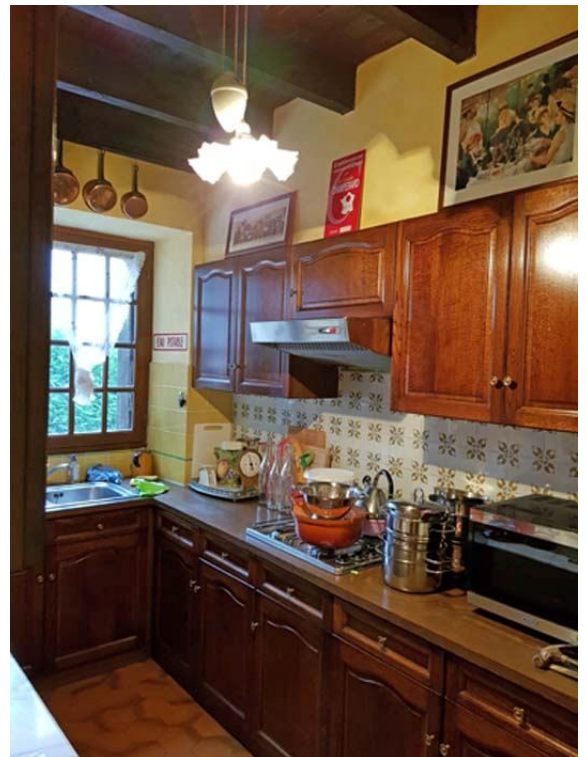
Fitted Kitchen (3.8m x 2.2m) with tiled floor, range of base and wall cupboards to two sides including twin bowl stainless steel sink, 4 ring gas hob and extractor canopy, microwave oven and fridge installed.

Spacious Utility Room/Laundry (5.5m x 4m) has double doors to the front and could be a garage. Light and power installed. Also fridge freezer.

Shower Room with tiled walls, shower unit, pedestal washbasin and unique Parisian carved timber WC unit.

Easy rising staircase to

Study-style Landing (4m x 2.3m) and access to



The Main Living Room of generous size (6.55m x 5.56m) with full height glazed double doors to an external sitting out balcony with country views. Parquet style floor and built in cupboards.



Bedroom No. 1. (3.8m x 3.6m) with **ensuite shower room** having walk-in tiled shower, vanity unit washbasin, WC, half tiled walling and tiled floor.

Main Bedroom No. 2. (4.35m x 3.4m) with timber floor and country window views.

Bedroom No. 3. (3.6m x 2.7m) timber floor and country window views



Bedroom No. 4. (3.4m x 2.5m)

OUTSIDE

The private garden at the rear of the house is mainly gravelled with high surrounding hedgerows and 2 mature trees inset. Also Wood Store.

Services: Mains electricity, mains water, septic tank drainage.

Taxe foncière: 425 euros per annum

Taxe d'habitation: 346 euros per annum

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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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€

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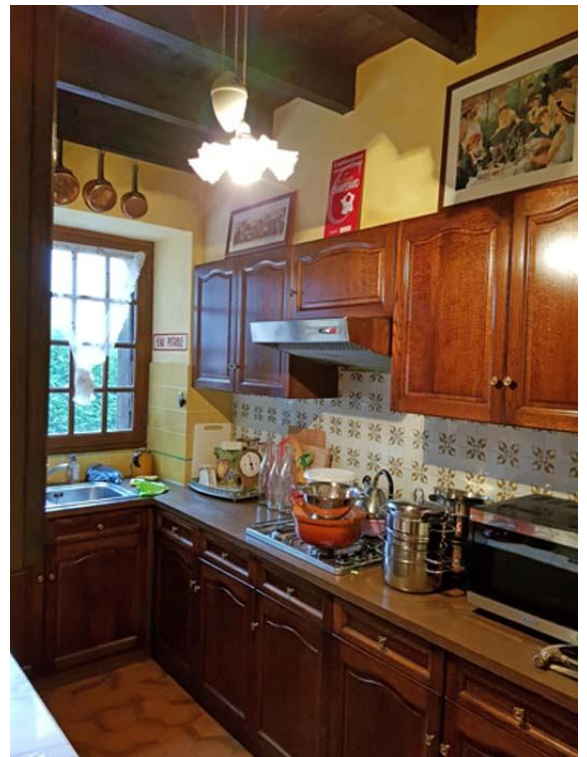
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