



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: 5709 Price: 99.000€**

Tarn et Garonne, SW France ~ situated on the edge of a charming traditional riverside village within easy reach of famous and historic St Antonin Noble Val providing shops, bars, restaurants, supermarket and a lively, year-round Sunday market. Also within very easy reach of the A20 linking Toulouse and Paris. Montauban can be reached in about 35 minutes and just over an hour to Toulouse and the International airport at Blagnac.

**THIS HANDSOME STONE-BUILT VILLAGE HOUSE
WITH FOUR ATTRACTIVE FRONT FACADES**

Restored and completely habitable yet having an extensive upper floor room, open to full roof height, with windows to three sides and offering an excellent opportunity for creating extra accommodation if required.



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€

The restored accommodation is light and bright throughout, has electric radiator heating and comprises:

ON THE GROUND FLOOR

Attractive and spacious Living Room/Dining Room (7m x 4.3m) with windows to two sides, handsome timber floor and wide archway through to

Kitchenette fitted with breakfast bar, base cupboards with stainless steel sink, 4 ring ceramic hob and extractor canopy and electric oven.



Inner hall with access to a **Large Garage** together with much storage space for creating workshop etc. Overall measuring 13m x 6m average.

Easy rising staircase to **UPPER FLOOR LANDING** with doorway to the extensive and separate area measuring 14m x 6m max and open to full roof height. Having timber floor, windows to 3 sides, power and lighting. All ready for the creation and conversion to much extra accommodation.

Inner Landing with built in store cupboards and access to

Double Bedroom No. 1. (4m x 3.7m) with timber flooring and range of fitted wardrobes

Double Bedroom No. 2. (4m x 3.5m) with timber flooring and range of fitted wardrobes



Bathroom with panelled bath, fitted unit with circular glazed washbasin, WC and heated towel rail.

Services: Mains water, electricity and mains drainage. Telephone + ADSL.

** Agency fees paid by the Vendor



Large convertible area at first floor level



River Aveyron – a short walk from the property

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