



Place de la Halle
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Tarn et Garonne

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



Ref: 5710 Price: 263.000€**

Tarn et Garonne, SW France ~ in a rural location 10 minutes drive from the market town of Caylus. Approximately 1h 20 to Toulouse and the International Airport.

**A HANDSOME STONE BUILT TRADITIONAL HOUSE
WITH EXTENSIVE 5 ½ ACRE GROUNDS ~
Entirely habitable with spacious accommodation
and simply needing some “uplifting” internally**



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€

A wide external stone staircase lead to an upper covered Terrace opening to

Spacious Living Room/Dining Room with Kitchen Area (9.3m x 5.3m) with dressed stone walls to all sides, original stone fireplace with oil burning stove inset, high beamed ceiling, original evier with sink installed. Kitchen has electric oven with 4 ring hob, range of cupboards.



Access to **Studio/Bedroom** (5.4m x 4m) with beamed ceiling and dressed stone wall features.

Bedroom No. 1. (5.6m x 3.5m) with dressed stonework and attractive views.

Shower Room off the covered terrace and having tiled shower, washbasin and WC.

Staircase from the living room/dining room to the **UPPER FLOOR**

Bedroom No. 2. (5m x 5m) open to full roof height with exposed beams, light and bright and with dressed stonework feature.

Bedroom No. 3. (5m x 4.65m) open to full roof height with exposed beams and dressed stonework feature. Dressing area leading off.



LOWER FLOOR double doors open to

Sitting Room with tiled floor, beamed ceiling and glazed double doors to the grounds.

Shower Room with tiled shower, pedestal washbasin and WC

Bedroom No. 4. With beamed ceiling and tiled floor.

Ground floor access to **Store Room and Spacious Utility Room/Workshop** (8.7m x 5.6m) with light and power.

Large Garage (5.35m x 4.4m) with double doors to the front.

The Grounds, which surround the house, extend to a total of 22,427m² (approximately 5 ½ acres)

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

Taxe foncière: 1374 euros per annum.

**Agency fees paid by the Vendor

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