

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



**Ref: 5713    Price: 220.000€\*\***

**Tarn et Garonne, S W France** ~ set in grounds extending to approximately **1 ¼ acres** with **large swimming pool** and countryside outlook. Within easy reach of local villages and the historic town of Puylaroque. Caussade approximately 9 km drive.

**AN ARCHITECT DESIGNED DETACHED HOUSE  
OF INDIVIDUAL CHARACTER**

**Only a personal inspection of the interior will reveal the many attractions**

**Including:**

- **Much space and natural light**
- **Charming main rooms and bedrooms**
- **Fully fitted and equipped breakfast kitchen**
  - **Central heating throughout**
    - **Window views**
    - **Excellent condition**
- **All furniture available by negotiation**

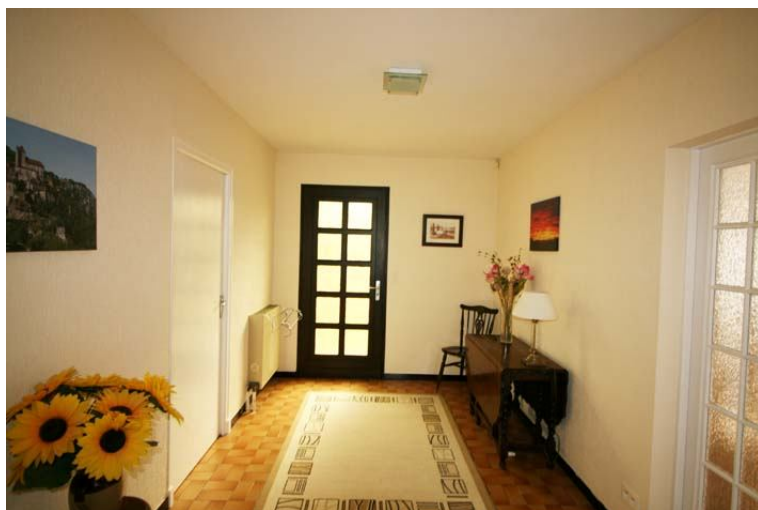
Double wrought iron gateway access to driveway beside front garden.

**Spacious Reception Hall** (4.9m x 2.8m) with tiled floor

Glazed double doors lead into a

**Well proportioned Sitting Room** (5.8m x 4.5m) with tiled floor, 2 sets of glazed double doors to the front garden, corner raised open fireplace and very wide archway with three steps down to

**Dining Room** (5.8m x 3.4m) with range of full width sliding double-glazed doors to the external terrace and pool. Also enjoying the views over the countryside.



Leading off the entrance hall is a **completely fitted Breakfast Kitchen** (4m x 3.2m) with range of matching base and wall cupboards fitted to 2 sides with tiled surrounds. Includes twin bowl sink, 4 ring gas hob and extractor canopy, electric eye-level oven, dishwasher and free standing fridge.



An inner hall leads to **Three Double Bedrooms and Bathroom**

**Bedroom No. 1.**(right hand side) (4m x 3.7m) with picture window, glazed doors to the garden.

**Bedroom No. 2.** (left hand side) (4m x 3.5m) picture window views

**Bedroom No. 3.** (3.2m x 3m) with views

**Spacious Bathroom** with three quarter tiled walls, tiled floor, deep step-in bath and shower, separate tiled shower compartment, pedestal washbasin, W.C. and heated towel rail.



Off the dining room is a **Utility Room** housing the oil-fired central heating boiler and having plumbing for washing machine. Door to the exterior.

**Separate WC** with washbasin.

Separate access through to a **Built-in Garage** (5.66m x 3.5m) with windows to one side, power and lighting. (potential to create 4<sup>th</sup> bedroom if required).

## **OUTSIDE**

The mature grounds, which surround the house and pool, extend to a total of 4840m<sup>2</sup> and are mainly laid to lawns with mature trees inset.

**The Swimming Pool** measures 10m x 5m has a roman end and is set amidst extensive paved surrounds. Also large matching Terrace at the rear of the house and pool house with pool cleansing equipment installed.

Beyond there are open views over the countryside.

**Services:** Mains water, electricity and drainage to septic tank. Oil-fired central heating. Broadband possible.

Taxe foncière: 916 euros per annum

Taxe d'habitation: 527 euros per annum

\*\*Agency fees paid by the Seller



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