

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



Ref: 5714 Price: 210.000€

Tarn et Garonne, S. W. France ~ situated at the heart of the famous and much admired 13thC Antonin Noble Val which enjoys so many attractions, facilities and historic memories ~ all within a short stroll from the property.

AN HISTORIC AND IMPRESSIVE TOWN HOUSE

ENJOYING MUCH RESTORATION YET HAVING ONGOING POTENTIAL

**Heated by electric radiators the light and bright accommodation, with ranges of
windows to most rooms, comprises:**

ON THE GROUND FLOOR

Access to inner hall with small sitting area and door through to

Separate Room (4.3m x 3m) with excellent potential to create further accommodation.
Access through to

Spacious additional room (5m x 5m) has light and power and houses the hot water tank.
Also stone walling to 2 sides and door to external walkway.

The staircase from the ground floor has an electric up and down 1 person handicapped lift.

Leading off the landing

An attractive well proportioned main living room (5.8m x 4.5m) with high beamed ceiling, tiled floor, original stone fireplace with range of fitted book shelving. Also original stone evier

Separate Dining Room (4.3m x 3m) with tiled floor and high beamed ceiling.

Kitchenette leading off having fitted base cupboards and sink unit with tiled surrounds.
Also wall cupboards.

Access from living room to **separate WC** and **half-tiled shower room** with walk in tiled shower, pedestal wash basin and tiled floor.

Staircase to **upper floor landing** off which lead **THREE DOUBLE BEDROOMS:**

Bedroom No. 1. (left hand side) (4m x 4m) with high beamed ceiling, timber floor and range of bookshelving. Deep built in wardrobe.

Bedroom No. 2. (right hand side) (5m x 3m) with high beamed ceiling and timber floor.

Bedroom No. 3. (4.7m x 3m) with high beamed ceiling and timber floor.

Services: Mains water, electricity, mains drainage. Electric heating.

Taxe fonciere: 752 euros per annum

**Agency fees paid by the vendor.

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