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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: 5719 Price: 375.000€**

Aveyron ~ a perfect 2 ½ acre setting on the hillside enjoying delightful “all round” views over undulating countryside and south-facing outlook across the beautiful valley with its winding stream. Just 1km from a village with various shops and bar/restaurant. Also only 11km from the large market town of Villefranche de Rouergue.

**A HANDSOME AND TRADITIONAL STONE MAIN HOUSE
OF INDIVIDUAL CHARM WITH FULL OIL FIRED CENTRAL HEATING AND
DOUBLE GLAZING**

**A SECOND COMPLETELY SELF-CONTAINED GUEST / LETTING HOUSE
ALSO WITH DOUBLE GLAZING AND ELECTRIC CENTRAL HEATING**

**TWO RECENTLY CONSTRUCTED DETACHED GARAGES
WITH SEPARATE DRIVEWAY APPROACH**

10m x 5m SALT WATER SWIMMING POOL

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€

Private driveway up to the property. External doorway entrances to all ground floor main rooms including:

L-Shaped Sitting Room (5.6m x 4.33m min + L shaped area) with impressive original open stone fireplace, full height original evier and timber floor.



Separate Study (leading off) tiled floor and fitted shelving.

Access through to

Spacious Dining Room and Living Room area (6m x 4.2m) with tiled floor and glazed doors and windows to the outside.



Access to

Good sized Dining Kitchen (5.4m x 3.9m) with glazed door to covered terracing, twin bowl sink unit, tiled worktops and cooking range. Also window views.

Inner hallway to

Shower Room with tiled shower, washbasin, WC, tiled floor.

Laundry/Utility Room with deep white glazed sink, central heating boiler and cupboards.

Also separate access door to guest/letting house.

Staircase from the living room to **First Floor Landing**, off which lead

Bedroom No. 1. (left hand side) (5.8m x 4m) with window views to both ends and timber floor. Also vanity unit with washbasin inset and separate walk in shower.



Bedroom No. 2. (right hand side) (6m x 4m) open to full roof height. Provisional staircase mezzanine upper floor.



Bedroom No. 3. (5.8m x 4m) with timber floor, fitted cupboards and part glazed door to private sitting terrace.



Bathroom with roll top bath, walk in tiled separate shower, vanity unit washbasin, WC and tiled floor.

Staircase from landing to **Upper Floor**.

THE SECOND GUEST/FAMILY/LETTING HOUSE

Has been fully restored and converted to provide a spacious interior with electric radiator heating and double glazing

Comprising on the **Ground Floor:**

Spacious Living Room/Dining Room (5.5m x 4m) with external views and glazed double doors.



Good sized Dining Kitchen (6m x 4m) with glazed double doors to external terracing and fitted units including base cupboards, stainless steel sink unit, 4 ring ceramic hob and electric oven.



Easy rising staircase to **Upper Floor Landing** to

**TWO DOUBLE BEDROOMS AND
TWO SHOWER ROOMS (one ensuite)**

Spacious Double Bedroom No. 1. (6m x 4.7m) open to full roof height, timber floor and country views.

Shower Room (off landing) tiled shower, pedestal washbasin, WC and tiled floor.

Double Bedroom No. 2. (left hand side) (5m x 4m) open to full roof height, timber floor and country views.

Ensuite Shower Room with walk in tiled shower, vanity unit style washbasin, WC and tiled floor.



OUTSIDE

Excellent two car Garage (7.3m x 6m) with double doors.

A large **covered Terrace** (7.2m x 5.8m) is situated to the side of the guest house.

Gravelled terraces surround the house and the **salt-water swimming pool** (10m x 5m) is situated to the south side and has tiled surrounds and a **pool house** housing the pool cleansing equipment.

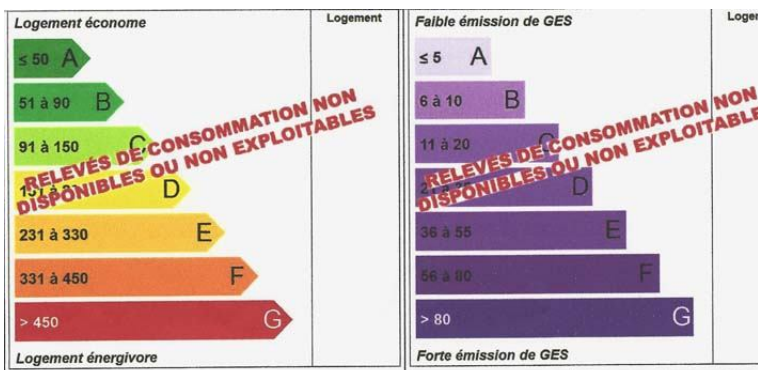
The grounds surround the house and have fine country views and total almost **2 ½ acres**.

Services: Mains water, electricity, drainage to septic tank (conform to current standards). Telephone + ADSL. Oil fired central heating in the main house and electric heating in the guest house. Double glazing.

Taxe fonciere: 760 euros per annum

Taxe d'habitation: 540 euros per annum

**Agency fees paid by the Vendor



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