

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



Ref: 5721 Price: 285.000€**

Tarn et Garonne ~ set at the heart of historic St Antonin Noble Val and only a short stroll to all the many attractions on offer.

Many times we receive requests for.....

**A SPACIOUS FULLY RESTORED MEDIEVAL
HOUSE OF MUCH CHARM AND CHARACTER ~
LOCATED AT THE HEART OF
ST ANTONIN NOBLE VAL AND ENJOYING
THE SPECIAL ADVANTAGES OF
A LARGE AND SEPARATE STONE BARN
(Just set opposite the house)
And
A PRIVATE WALLED GARDEN SETTING**

Almost impossible to find, yet here you can acquire this exceptional property which presents these special attractions, as well as enjoying income from successful chambres d'hotes accommodation, if you wish to continue down this route.

Only a personal visit will reveal all these features which also include:

- 5 Double Bedrooms and 4 Bath/shower Rooms (3 ensuite)
 - Charming Living Room/Dining Room and
 - Separate Spacious and fully fitted Kitchen
- Much natural and bright light throughout the interior
 - Wood fired Central Heating
 - All floors with internet connection

**** Agency fees paid by the Vendor**

GROUND FLOOR SUITE

Spacious Reception Hall with tiled floor. Leading off are two **double bedrooms** ~ one with ensuite bathroom ~ and separate WC

Bedroom No. 1. (4.3m x 3.6m) with tiled floor, recessed fireplace and wood-burning stove. Also fitted cupboard with built in sink unit. Door to exterior.

Ensuite Bathroom with panelled bath and full height shower with tiled surrounds and heated towel rail.

Separate WC with washbasin



Bedroom No. 2. (3.5m x 3.3m) with tiled floor and deep built in shelved unit.



Staircase to good sized landing with high beamed ceiling. Leading off

Charming Living Room/Dining Room (5.6m x 4.4m) all light and bright with views from two main windows. Also stone built fireplace with tiled hearth. High beamed ceiling.



Two sets of glazed double doors leads from the landing to the

Fully fitted and equipped Kitchen (4.9m x 3m) with ranges of base and wall cupboards, centre island unit with breakfast bar and electric oven and 5 ring gas hob. Dishwasher and fridge/freezer also included.



Separate Shower Room having tiled shower, washbasin unit, WC and tiled floor.

Staircase leads upwards to **Second Floor Landing** off which lead

Bedroom No. 3. (left hand side) (4.6m x 2.8m) with high beamed ceiling, recessed wardrobe space and view up to the gorge.

Ensuite Bathroom with panelled bath, pedestal washbasin, WC tiled floor and part tiled walls.



Bedroom No. 4. (right hand side) (6m x 4.3m) very spacious room in an L-shape with high beamed ceiling, all light and bright with views. Also range of 3 built in wardrobes and cupboards.

Ensuite Bathroom with panelled bath, pedestal washbasin, WC, tiled floor and part tiled walls.

Staircase leads up to **the top floor** with

Spacious Bedroom No. 5. (6.3m x 4.6m) again light and bright with window view and beamed ceiling to full roof height. Also washbasin unit and possibility to create shower room with WC. Access to loft space.

OUTSIDE

Opposite the property lies a **large stone built Barn on 2 levels** (8.9m x 4.7m) with ample space to create a guest house on two floors (plans available)

Note: the entire roof is to be renewed by the Vendor.

Just a few steps away is a private stone walled garden with carved features and covered sitting area. Also enjoys much sunshine. Internet facility installed.



Services: Mains water, electricity and mains drainage. Wood-fired central heating, telephone + ADSL.

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