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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: 5723

Price: 95.000€**

Tarn et Garonne, S.W. France ~ situated in a lively traditional village where you can stroll down to the river and an excellent riverside restaurant. Other amenities include bakery, general store, pharmacy and medical centre, bar, weekly produce market. A train station is a short drive with services to Toulouse. 15 minutes from St Antonin Noble Val and approximately 75 minutes to Toulouse.

AN END OF TERRACE HOUSE WITH GOOD SIZED SITTING OUT TERRACE

The renovation to the structure has been fully carried out. The interior needs uplifting but there is spacious ongoing potential with 2 ground floor rooms to convert.

The upper floor accommodation is light and bright with full insulation installed as well as new double glazed windows throughout.

The ground floor has, at present, a combined garage and store room 7m x 7m (49m²) with access from the entrance hallway and is ideal to create more accommodation ~ as is the additional workshop room 6m x 4m (24m²)

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€

The existing first floor is approached by an easy rising timber staircase from the hallway and comprises:

FOUR LIGHT AND BRIGHT ROOMS

Room No. 1. (left hand side) 3.9m x 3m (11.7m²) with view across to mature tree land



Room No. 2. (right hand side) 4m x 3.5m (14m²) having glazed double doors with electrically operated shutter to the Terrace. **Separate WC ensuite.**



Room No. 3. (right hand side) 4m x 3.36m (13.44m²) with marble surround fireplace and pedestal washbasin.

Room No. 4. (left hand side) 4.2m x 3m (12.6m²) with coved ceiling cornices. Fitted sink unit to store area leading off.



Double doors from the landing open to a three quarter tiled walk-in shower

On the Ground Floor

The Existing Garage with metal door to the exterior, is a spacious 7m x 7m (49m²) with much potential to extend the existing accommodation.

Attached to the side of the house is a **Workshop Room** 6m x 4m (24m²).



Services: Mains water, electricity and mains drainage. Telephone.

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

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