

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



Ref: 5584 Price: 335.000€**

Tarn, S. W. France ~ Set in a small hamlet within easy reach of historic Monesties (5km) and onwards to Carmaux (15km) and the magical UNESCO World Heritage city of Albi. The A68 will then take you to Toulouse and the International Airport.

ENJOYING “ALL-AROUND-GROUNDS” OF 2 ACRES

THIS HANDSOME RESTORED 19TH CENTURY HOUSE

Has full central heating and double glazing and the added advantages of:

- **A FULLY RESTORED AND SPACIOUS GUEST/FAMILY HOUSE OR EASILY LETTABLE GITE**
- **A 14m LONG SWIMMING POOL WITH SALT WATER FILTRATION**
- **EXTENSIVE COUNTRY VIEWS FOR MANY, MANY MILES**

The accommodation comprises:

ON THE GROUND FLOOR

Reception Hall with tiled floor.

Well proportioned Sitting Room (5m x 5m) with picture windows to the front and rear, high beamed ceiling and tiled floor.



Fully Fitted and Equipped Dining Kitchen (5.5m x 5m) with range of units, beamed ceiling, wood-burning stove and attractive tiled floor.



Leading off is **An Additional Kitchen** (3.2m x 3m) complete with fitted units and glazed doors to the exterior and the **external dining Terrace.**

Shower Room with walk in fully tiled shower, pedestal wash basin, WC and tiled floor.



An easy rising staircase leads from the reception hall to **THE FIRST FLOOR** with a **light and bright landing** and access to

Bedroom No. 1. (5.5m x 5.3m) having high beamed ceiling, timber floor and glorious window views over miles of countryside.

Bedroom No. 2. (5.2m x 4.9m) with high beamed ceiling, timber floor and superb window views.

A staircase leads up to **An Extensive Roof Area** in two main sections: **No. 1.** (6m x 5m) and **No. 2.** (5.3m x 5m) both having attractive beams and good head height. Ideal for creating extra bedrooms if required.

THE SEPARATE AND FULLY RESTORED GUEST/FAMILY HOUSE
~ also ideal for letting as a Gite ~
is fully centrally heated and comprises

Split-level Sitting Room (7.2m x 3.53m) with arched picture window to full roof height, exposed beams and tiled floor. The upper section has timber flooring and could well be used as an occasional bedroom. Walk through to

Spacious Dining/Kitchen (5m x 4.5m)



with range of base cupboard units including stainless steel sink unit, ceramic hob, electric oven, extractor canopy and fridge. High beamed ceiling, fitted shelving and picture window outlook.



Fully Tiled Shower Room with shower, washbasin and **Separate three-quarter tiled W.C.**

Access to **separate Boiler House** with oil fired central heating boiler and the oil tank.

Staircase to **UPPER FLOOR** with

Charming Bedroom (5m x 4.6m) open to full roof height with exposed beams, timber floor and picture window to the front.

Leading off the sitting room is a **Large Roofed Car Port/Sitting-out Area** (11m x 5.2m) with store area leading off.

OUTSIDE

An Extensive Dining Terrace adjoining the rear of the house and alongside the private garden.

The Grounds extend to approximately 2 acres (8000m²) with extensive lawns and a magnificent display to flowering shrubs and wide range of fruit and ornamental trees. Also large vegetable garden area.

Salt-water Swimming Pool (14m x 3.5m) with paved surrounds and **Separate Small Building** housing the cleaning equipment.

Separate Building/Workshop (8m x 5m) with tiled roof and glazed doors, power and lighting. Water point nearby and could easily be connected.

Stone-built Utility Room/Store (4.4m x 3.8m) at the side of the main house.

Services: Mains water, electricity and septic tank drainage (2 tanks). Oil fired central heating, double glazing, telephone + ADSL. Source. Taxe foncière: 700 euros

***Agency fees paid by the Vendor**

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