

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



Ref: 5547 Price:449.000€agency fee included

Tarn et Garonne, S. W. France ~ set mid-way between two lively villages (20 minutes from St Antonin Noble Val) and having grounds extending to a total of 2 ½ acres including pasture land leading down to the River Aveyron.

A COMPLETELY RESTORED AND VERY SPACIOUS STONE BUILT HOUSE

IDEAL AS A LARGE FAMILY HOME OR FOR GUEST VISITS

Special features include:

- Impressive dining room with extensively fitted kitchen
 - Two main living rooms – one with fitted bar
 - 5 to 6 bedrooms and 3 bath/shower rooms
 - Central heating and double glazing
 - Attractive original and preserved features
 - External terraces and above ground pool
 - Laundry room and garage

With 257m² of habitable space the property comprises:

ON THE GROUND FLOOR

Fitted Kitchen/Dining Room (54m²) completely equipped and open to full roof height with tiled floor, ceiling beams and exposed stonework.

Sitting Room (44m²)

Shower Room (5.5m²)

Bathroom (9m²)

Two Bedrooms (14m² and 10m²)

Laundry Room (13m²)

ON THE FIRST FLOOR

Sitting Room (42m²)

Three Bedrooms (10m², 12.5m² and 13m²)

Games Room(16m²)

OUTSIDE

Garage (30m²)

Enclosed Courtyard with plunge pool 3m x 4m (chlorine treatment)

Set up the hillside is an old stone house to completely restore.

The land extends to almost two acres (7.752m²) – part of it being on the other side of the road with direct access to the river and more than 120m² of river bank.

Services: Mains water and electricity and drainage to septic tank (5000l installed in 2005). Gas fired central heating and double glazing

Taxe fonciere: 1.500 euros per annum





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