

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



**Ref|: 5561  
Price: 625.000€**

**Tarn et Garonne, S. W. France** ~ The ideal location enjoying magnificent 360 degree country views for many miles. Situated between the villages of Parisot (11kms) in the Tarn et Garonne and famous Najac (8km) in the Aveyron. 18 kms to Villefranche de Rouergue. The nearest International airport is Toulouse.

**A SUPERBLY RESTORED, MOST IMPRESSIVE COUNTRY RESIDENCE  
OF COMPLETE COMFORT, CHARM AND CHARACTER**

Including briefly:

- Delightful main sitting room
- Exceptional summer living room/dining room
- Completely fitted and equipped dining kitchen
- Four double bedrooms ~ each with ensuite bath/shower room
  - Full central heating and double glazing
  - Separate self-contained guest/family suite
  - Swimming pool and range of terracing
- Extensive outbuildings set for housing vintage cars – or whatever required



In detail the stylish and superbly restored accommodation enjoys travertine tiled flooring to the ground and first floors, reclaimed oak flooring to the upper floor and under-floor gas fired central heating to all floors.

An external stone staircase gives access to **THE FIRST FLOOR**

**Attractive Reception Hall** (5.7m x 3m) with original evier, separate WC and washbasin. Glazed doors to

**Charming Sitting Room** (6.5m x 5.3m) enjoying the delightful elevated views. Granite stone fireplace and wood burning stove, mirror backed fitted cupboard unit. Range of folding glazed doors to an **external terrace** with built-in hot tub.

**Magnificent Fully Equipped and Spacious Dining Kitchen** (5.6m x 4.3m) open to full roof height and hand having handsome stone wall with centre archway to the superb summer sitting room/dining room. The complete range of fittings and equipment includes twin bowl stainless steel sink unit with tiled surrounds, original "Smallbone" base cupboards with granite worktops, breakfast bar and wall cupboards. Also cooking range with electric oven and 6 ring gas hob, extractor canopy, microwave oven, fridge/freezer and built in dishwasher. Pantry cupboard.

**The Sun Room/Dining Room** provides extensive space with wide range of picture windows enjoying the great views. A wood burning stove is installed and there is an exit to the external dining terrace and staircase to front garden area.





A handsome staircase from the hall leads to **THE UPPER FLOOR**

**Study** with fitted desk, store cupboards and book shelving. Access to

**Principal Bedroom Suite** (5.3m x 4.7m) with dressed stone wall feature, open to full roof height with beams. Extensive range of built in wardrobes with mirrored sliding doors. Lovely views

**Ensuite Bath and Shower Room** with mainly tiled walls, dressed stonework feature, step-up sit-in spa bath, twin glazed washbasins, W.C. bidet, tiled shower.



Staircase from living room to **GROUND FLOOR**

**Bedroom No. 2.** (6m x 4.4m) with built in wardrobe and cupboards, glazed door to external courtyard. Fitted washbasin unit and **ensuite tiled shower room** with walk in shower and WC. Extractor fan.

**Inner Hall** to **Wine Store.** Access to

**Laundry Utility Room** with twin bowl stainless steel sink unit, cupboards to both sides, built in washing machine and wall cupboards.

Inner hall walkway to

**Charming Bedroom No. 3.** (5.4m x 5.5m) with beamed ceiling, glazed double door to exterior courtyard area and dressed stone wall feature.

**Spacious Ensuite Dressing room** with



range of built-in cupboards and drawers  
Also heated sauna.

**Ensuite Bathroom** with panelled bath, walk-in tiled shower, vanity unit washbasin, W.C. and cupboards.

**Bedroom No. 4.** (3.8m x 3.5m) with glazed doors to exterior and views, dressed stone work.

**Ensuite part tiled Shower Room** with walk in tiled shower, washbasin and W.C.

**SEPARATE SELF-CONTAINED GUEST/FAMILY SUITE** having door from main entrance terrace to

**Living Room/Dining Room and Fitted Kitchen** with beamed ceiling, window views, tiled floor and original bread oven feature. Dressed stonework and central heating radiators. Eye level electric oven and microwave, 4 ring electric hob and extractor canopy, base cupboards with tiled surrounds and wall cupboards.



Staircase to **FIRST FLOOR**

**Double Bedroom** (4m x 4m) open to full roof height with beams.

**Shower Room** with tiled shower, washbasin and cupboards. **SEPARATE W.C.**

**OUTSIDE**

To the front of the property is a gravelled pathway and separate stone store house. Access to

**Garage Workshop** plus **3 additional Garages** (13.5m x 6m overall).



**Greenhouse/Workshop** with complete range of picture windows and glazed door to the garden (7.2m x 5m max).

Wrought iron double gateway to pebble pathway.

**Detached Building** (14m x 6.5m) with tiled roof and 4 sets of double doors and 2 single. Open to full roof height and having a paved floor.

**Open-fronted Wood Store**

**Vegetable Garden**

**Above Ground Swimming Pool** (6m x 3.5m) with decking surrounds and glazed panelled security fencing. Having access from the garden and from the **main external dining terrace** (7m x 5.5m) having a stone storehouse off with electricity for fridge.

**Total area of grounds** extends to just over half an acre - 2631m<sup>2</sup>



**Services:** Mains water, electricity and “Klargester” micro-station sewerage system. Telephone + ADSL. Gas fired central heating and double glazing.

Tax foncière: 2.238 euros per annum



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