

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



Ref: 5569 Price: 160.500€

Tarn et Garonne, S. W. France ~ Set in a traditional village and only a short stroll to the boulangerie/general store as well as the local bar/bistro. 15 minutes from the medieval market town of St Antonin Noble Val. 90 minutes drive to Toulouse International airport.

A COMPLETELY RESTORED TRADITIONAL VILLAGE HOUSE

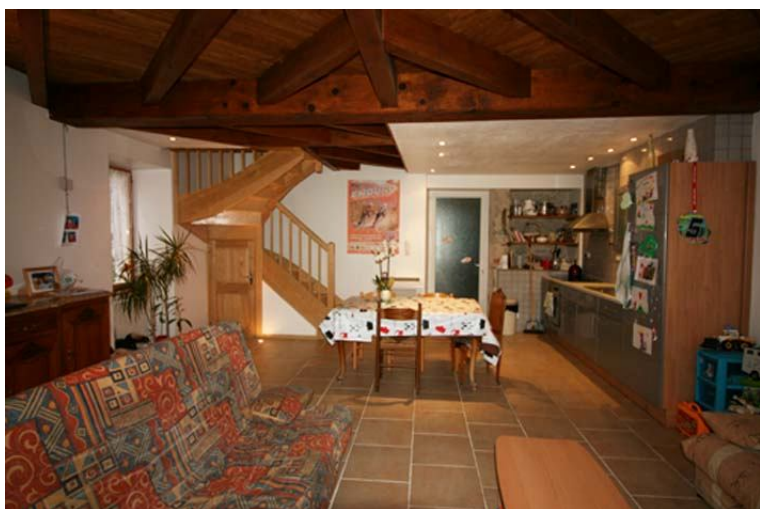
Only a personal viewing will reveal the delightful accommodation which includes:

- Sitting room/dining room with fitted and equipped kitchen
- 3 Double bedrooms and 2 bath/shower rooms (one en suite)
- Electric radiator heating including air conditioning units
 - Complete double glazing
 - Spacious utility/store room (wine cellar)
 - Two external sitting terraces

The light and bright accommodation also enjoys many preserved original features and includes:

ON THE GROUND FLOOR

Sitting Room/Dining Room and Fitted Kitchen (7.15m x 5.7m) with superb high beamed ceiling, recessed lighting, tiled floor and cupboard under the stairs. The kitchen equipment includes twin bowl stainless steel sink unit to base base cupboards, 4 ring ceramic hob and extractor fan, tiled surrounds, electric oven, wall cupboards and shelving. Built in fridge and ice box. Windows to two sides.



Glazed door to

Outer Hall with dressed stone work and tiled floor.

Access to **Separate half-tiled WC** with pedestal washbasin and tiled floor.

Glazed door to

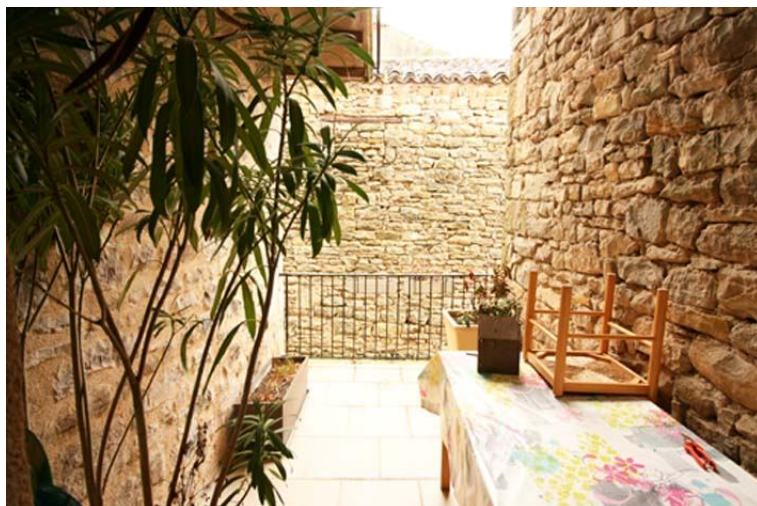
External tiled Terrace with dressed stone walling and security railings.



A newly created timber staircase leads to **THE FIRST FLOOR**

Landing with timber floor and reversible air conditioning unit.

Glazed double doors to **Paved Terrace** with security railings, external light, dressed stone work, sliding windows to exterior outlook.



Bedroom No. 1. (front) (4.25m x 3m) with high beamed ceiling, timber floor.

Bedroom No. 2. (front) (4.4m x 3m) with timber floor, high beamed ceiling and windows to two sides.



Shower Room with three quarter tiled walls, walk-in shower, pedestal washbasin, WC and extractor fan.

Staircase continues to the **UPPER FLOOR** with a **Spacious Main Bedroom Suite** (7.2m x 5.6m) having extensive open beamed ceiling to full roof height and windows to two sides. Reversible air conditioning unit.

Ensuite Bathroom with spacious corner bath, pedestal washbasin, mainly tiled walls, heated towel rail, velux window and laminate flooring.



OUTSIDE

Separate side entrance to a **spacious lower floor room** for storage and other facilities.

Services: Mains water, electricity and mains drainage. Electric heating and double glazing. Telephone + ADSL.

***Agency fee paid by the Vendor**



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