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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: 5573 Price: 231.000€

Tarn et Garonne, S. W. France ~ within easy reach of the two lively market towns of Caylus and St Antonin Noble Val – the latter being a riverside market town with many attractions.

A FORMER PRESBYTERY

SET IN OVER HALF AN ACRE OF ATTRACTIVE MATURE GROUNDS

**Together with
A SWIMMING POOL AND SEPARATE STONE BARN**

Enjoying many original features and having full oil-fired central heating



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€

ON THE GROUND FLOOR

Spacious Living Room / Dining Room (6m x 4.8m) with high beamed ceiling, tiled floor and original stone fireplace with wood-burning stove. Dressed stone wall features and door to exterior terracing and pool area.

Sitting Room/Study (5m x 3.9m) with high beamed ceiling, dressed stonework, double French window to terracing.



Access to **Boiler Room** with oil fired central heating boiler and oil tank.

Wide archway from the living room to

Kitchen (5m x 4.6m) having base cupboards, twin bowl sink unit, eye level electric oven, gas and electric hob and carved timber breakfast bar. Original “evier” (ancient stone sink) tiled floor and door to the grounds.



Separate W.C.

Staircase to **THE FIRST FLOOR LANDING** with tiled floor.

Spacious Double Bedroom No. 1. (5.2m x 5m) with high beamed ceiling, dressed stone wall feature, window views front and rear, timber floor. Walk-in **dressing room area.**



Large Bathroom with panelled bath, washbasin, WC and tiled floor.

Staircase to **UPPER FLOOR**

Bedroom No. 2. (4.7m x 2.6m) open to full roof height with exposed beams and dressed stone work features. Access to

Bedroom No. 3. (5.9m x 2.6m) open to full roof height with exposed beams and dressed stone work features.



OUTSIDE

Covered Terrace with timber decking floor and access to the **Swimming Pool** 8m x 4m (chlorine treatment) with decking surrounds.



Access up to the **Art Studio** (6m x 5m) with timber floor, beamed ceiling, light and power.

Around the pool area is a **Large open-fronted Stone Barn** (10.5m x 5m) with light and power.

Additional Barn with original bread oven. **Storage Barn.**

The Grounds extend to 2.346m² (just over half an acre).

Services: Mains water, electricity and drainage to septic tank. Telephone.

Agency commission paid by Vendor.

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Logement économe	Logement
≤ 50 A	
51 à 90 B	
91 à 150 C	
151 à 230 D	
231 à 330 E	
331 à 450 F	
> 450 G	
Logement économe	277