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



Ref: 5661 Price: 225.000€**

Tarn, SW France ~ enjoying an amazing 3.5 acre setting with complete privacy yet within a short walk to a lively local village (with most amenities) and a quick drive to nearby historic Cordes. Famous Albi can be reached in about 20 minutes.

**AN IDEALLY LOCATED RESIDENCE
OF INDIVIDUAL AND SPACIOUS DESIGN
ENJOYING THIS PRIVATE COUNTRY STYLE LOCATION
AND PRESENTING**

- Charming main living room/dining room
- Four double bedrooms and Three bath/shower rooms (2 ensuite)
 - Fitted kitchen plus laundry room
 - Much natural light throughout
 - Built-in garage
- Separate building for all essential gardening equipment

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€

Reception Hall

Separate WC with washbasin

Charming Sitting Room/Dining Room (7m x 5.7m) with beamed ceiling to roof height, 2 sets of glazed sliding doors to the front garden and additional set leading out to the rear dining terrace and grounds. Also open fireplace and range of fitted bookshelves.



Archway through to

Fitted Kitchen (4m x 3m max) with range of tiled top base cupboard units including twin bowl sink unit, gas/electric hob with extractor canopy, Also wall cupboards, eye level electric oven and built in dishwasher.

Short stairway from the living room to inner hallway with built in cupboards and access to



Bedroom No. 1. (3.7m x 3m) full height, fitted, double wardrobe. **Ensuite Shower Room** with tiled shower, pedestal washbasin and bidet.

Bedroom No. 2. (3.7m x 3m) full height, fitted, double wardrobe and door to **shower room**.

Bedroom No. 3. (3.6m x 3.2m) glazed double sliding doors to exterior. Also wardrobe and store area leading off.

Bathroom with panelled bath and shower, pedestal washbasin, bidet and heated towel rail.

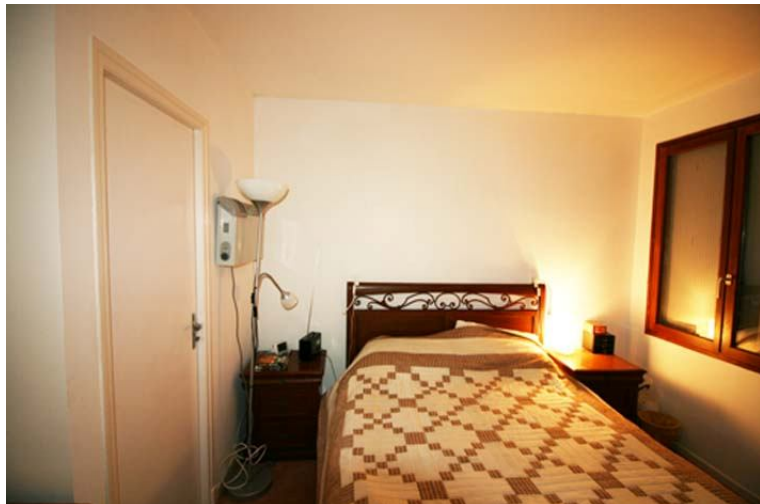
Separate WC

(Note: all this accommodation has tiled floors)

Additional hallway (off kitchen) with access to

Bedroom No. 4. (3.16m x 3.7m) double wardrobe and **Ensuite Bathroom** with low step in bath and shower, pedestal washbasin, WC, heated towel rail and tiled floor.

Laundry Room with sink unit, shelving and hot water tank.



OUTSIDE

Built-in Garage with up and over door

Separate building with extra garage space.

The Grounds extend all around the house and provide complete peace and privacy. In total there are almost 3.5 acres (1.38 hectares) including pasture land, mature shrubs and trees and orchard. Also view to dramatic Cordes.

Note: Planning permission was granted to the present owner to create 7 additional houses on the site. This planning has now expired but it is considered that a re-application (if required by the purchaser) might well be re-issued. This issue is not involved in the current asking price.

Services: Mains water, electricity, septic tank drainage, telephone + ADSL. Well. Electric heating.

** Agency fees paid by the Vendor



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

Logement économe

Logement économe



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