



19 Place de la Halle
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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: 5662 Price: 699.000€**

Tarn, S W France ~ enjoying a glorious and peaceful setting amidst 2 ½ acres of beautiful grounds with stupendous views for hundreds of kilometres. Within easy reach of two famous medieval villages, 20 minutes from Gaillac, 30 minutes from Montauban and an hour to Toulouse International Airport.

AT LONG LAST!

**A HANDSOME MEDIEVAL CHATEAU – PERFECTLY RESTORED –
ENJOYING COMPLETE CHARM AND COMFORT
AND – FORTUNATELY – SO EASY TO MANAGE**

**Together with
A SEPARAE CONVERTED COTTAGE
And
A HEATED SWIMMING POOL**

Located on a site occupied since before the Middle Ages, the Chateau was given in 1168 to the Knights Templars. The remains of the original chateau stand on a promontory, 400m above the plain ~ hence the fabulous views

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€

Double gateway entry and long private driveway through the landscaped grounds to a large gravelled courtyard/parking area and stone flagged covered Terrace, clad in white wisteria, across the front of the Chateau.

The centrally heated accommodation comprises:

ON THE GROUND FLOOR

Main Reception Hall (5m x 4m) with an ornamental ancient stone sink and stone walls to one side. Tiled floor

Fully-fitted and equipped Dining Kitchen (6m x 6m) completely renovated including range units to 3 sides, all with granite worktops and including twin bowl sink unit, 4 ring ceramic hob with extractor canopy over, electric oven, built in dishwasher, fridge/freezer unit, wine store and range of wall cupboards.



Good-sized Utility/Laundry Room (6m x 3m) including oil-fired central heating boiler.

Bedroom No. 1. (4.54m x 4.1m) with timber floor, wall cupboard, high beamed ceiling and dressed stonework feature. Window views.

Shower Room with walk-in tiled shower, washbasin, heated towel rail, WC, tiled floor and extractor fan.

A wide wooden staircase from the entrance hall leads to the **UPPER FLOOR LANDING**

Magnificent Sitting Room (8.6m x 6.3m) having high beamed ceiling a la francaise and superb parquet floor throughout the main area of the room. A superb stone fireplace with wood burning stove and flanked by two stone pillars to either side which would have been the supports of the original fireplace of the late Middle Ages. Access to a wide outside **Terrace** with security railing and enjoying views across the swimming pool to the many miles of beautiful countryside.



A handsome stone archway leads to

Bedroom No. 2. (6m x 4.4m) with high ceiling beams, parquet flooring and windows to two sides with views. A glorious room with an old stone sink and dressed stonework complete to one wall.



Large bathroom with panelled bath and tiled surround, pedestal washbasin, WC and range of built in cupboards.



Staircase to the **TOP FLOOR**

Bedroom No. 3. (5.2m x 4.3m) with parquet floor, exposed beams and large velux window.

THE SEPARATE FULLY RESTORED COTTAGE

Is built in stone with a tiled roof and comprises:

Bedroom (4.7m x 4m) with timber floor, ceiling to full roof height, exposed beams and windows to two sides.



Living Room with **Small Kitchen Area** (5m x 3.7m) with high beamed ceiling, dressed stone work features and sink unit installed.

Shower Room with walk in shower, washbasin, WC, tiled floor and heated towel rail.

OUTSIDE

A stone walled and paved Terrace to side of Chateau with steps down to additional terracing and garden land. Enjoys the fantastic views. Land around the chateau extends to approximately two and a half acres and comprises lawned areas, mature shrubs and trees and woodland area.

Detached Garage and store room. Also wood store.

The Tower has an internal and original stone staircase with ground floor door to timber walkway leading to the heated swimming pool (10m x 5m) with decking surrounds.

Services: Mains water, electricity and drainage to septic tank. Oil fired central heating and telephone.

**Agency fees paid by the Vendor



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