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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: 5664 Price: 265.000€\*\***

**Tarn et Garonne** ~ in a rural setting close to a hilltop village with amenities including an excellent restaurant, bar, boulangerie, butcher's shop, chemist, hairdressers and hardware shop. Also primary school. 15 minutes drive to the market town of Caussade and 15 minutes to access the A20 autoroute with Toulouse to the south and Paris to the north.

**SET IN ABOUT 50 ACRES OF LAND WITH PRIVATE GROUNDS,  
POND, FIELDS AND WOODLAND ENJOYING COUNTRY VIEWS**

**AN ATTRACTIVE MAINLY RESTORED FARMHOUSE  
AND ADJOINING OPEN FRONTED BARN  
WITH ONGOING POTENTIAL**

**Together with**

**A SEPARATE AND IMPRESSIVE STONE BARN OF GREAT SPACE  
AND IN GOOD CONDITION**

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€

At the front of the house is a wide covered Terrace with tiled floor. Internally, on the ground floor only, the accommodation has double glazing and electric radiators installed and comprises:

**Reception Hall** (5.5m min. x 2.5m) with attractive tiled floor, built in cupboards and original front door to exterior Terrace.

**Separate WC**

**Spacious Sitting Room** (6m x 5m) with open fireplace in stone, high beamed ceiling, tiled floor and windows to two sides with views.

**Dining Kitchen** (5m x 4.5m) with high beamed ceiling, tiled floor, stone evier (ancient stone sink), wood-burning stove to raised fireplace. Island unit with gas and electric hob and breakfast bar area with tiled surface and fitted shelving.

**Bedroom No. 1.** (4.6m x 4.3m) with dressed stone wall features. Leads through to

**Bedroom No. 2.** (4m x 3.2m) with dressed stonework features.

**Additional Ensuite Facility** ideal to create bath/shower room.

**Bedroom No. 3.** (5.23m x 3m) windows to two sides. Dressed stonework to 2 walls.

**Shower Room** with walk-in tiled shower, pedestal washbasin, tiled floor and electric heater.

Ladder staircase from the kitchen to upper floor area.



## **OUTSIDE**

Open fronted Barn adjoining (7m x 6m) – ideal for conversion to additional accommodation if required. At present a large car port.

**Tiled Terrace** at front of house and stone walled lawned garden area. Country views over fields and woodland.

**The land** extends to **50 acres** of fields and woodland and includes a small lake .

**Substantial Detached Stone Barn** with great potential to create gîtes (subject to planning permission) The right hand section measures 16m x 5.5m and the left hand section 16m x 5m. With high roof and double and single doors to the exterior. Also wood store area.

**Stone Bread Oven** and **Shepherd's hut.**

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

Taxe foncière: 1205€per annum

\*\*Agency fees paid by the Vendor



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