

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



Ref: 5675 Price: 395.000€ **

Tarn et Garonne, SW France ~ A GLORIOUS 2 ½ ACRE COUNTRY SETTING ENJOYING SUPERB ELEVATED VIEWS ~ midway between lively Caylus and the famous 13thC riverside market town of St Antonin Noble Val with so many excellent amenities. Just over an hour's drive to Toulouse International Airport.

A HANDSOME STONE BUILT TRADITIONAL HOUSE

Enjoying many excellent advantages including:

- Charming and spacious sitting room
 - Large fitted kitchen
- 3 bedrooms and 3 bath/shower rooms (2 ensuite)
 - Efficient heating throughout + double glazing
 - Summer sitting room with fitted bar adjoining
- Double garage + store room with potential to create a separate unit
 - Substantial detached stone barn
 - Large swimming pool

Double gateway entrance to driveway and parking area beside original wide stone staircase to covered porch and access to

Charming and spacious Sitting Room(6.75m x 5.2m) with high beamed ceiling, tiled floor, stone fireplace and wood burning stove. Attractive original stone evier feature and built in cupboards, Ceiling cooler fans.



Two wide archways lead through to

Dining Room (6.9m x 3m) with wide range of window areas enjoying the views. High beamed ceiling, timber floor and dressed stonework wall feature.

Full height glazed double doors open to the first part of the **Fitted Kitchen** (4m x 3m) with base cupboard units with tiled surrounds, twin bowl sink unit, built in drying machine, dishwasher, washing machine and fridge freezer. Also range of



wall cupboards to all sides and ceiling cooler fan. Wide archway through to

The main Kitchen (No. 2) (4m x 3.26m) also range base cupboards including large range cooker, fridge freezer unit, twin bowl stainless steel sink unit and wine rack etc.



Staircase from the sitting room to the **GROUND FLOOR** hallway with range of built in cupboards.

Bedroom No. 1. (3.2m 2.2m) built in wardrobe, tiled floor and Ensuite Shower Room fully tiled shower, pedestal washbasin, WC, tiled floor and walls.



Bedroom No.2 (3.6m x 3.3m) range of 2 double built in wardrobes, coved cornices and timber floor.

Tiled Bathroom with corner bath and shower, pedestal washbasin, WC, tiled floor, electric radiator.

Inner Hallway to **fitted store room** with extensive shelving and onwards to

Charming double Bedroom No. 3. (5.2m x 3m)dressed stonework wall feature, range of built-in wardrobes and doorway access to external dining terrace and swimming pool.



Ensuite Shower Room with walk in tiled shower, vanity unit washbasin, WC.

At the end of the hallway is a **Study/Studio** ~ measuring 4.66m x 4m. Range of picture windows, dressed stonework, tiled floor and wood burning stove. Also door to exterior.



OUTSIDE

Spacious and attractive **covered dining terrace** (6m x 3m) overlooking the pool and countryside. Adjoining is a **summer sitting room** (5.4m x 3m) with range of windows, timber floor and dressed stonework features and fitted bar leading off (3.12m x 3m) having serving bar with tiled top and range of shelving.



Double Garage plus adjoining **Store Room** which could be converted to a habitable unit.

Paved terracing leads to the timber decking area and beyond lies the **swimming pool** (9.75m x 4.95m) with nearby sitting out arbour enjoying the superb views.

The grounds are extensively laid out with lawns and providing a charming setting with hibiscus planted to the whole of the boundaries which also have fencing installed.

Leading off the main entrance driveway is a **substantial stone barn** (10m x 5.7m)

Services: Mains water, electricity, drainage to septic tank, telephone. Broadband by satellite.

Taxe foncière: 1.310€ per annum

** Agency fees paid by the Vendor



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