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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: 5697 Price: 355.000€**

Tarn et Garonne, SW France ~ within easy reach of a local village with boulangerie/general store and bar/bistro. 15 minutes from St Antonin Noble Val, 30 minutes to Caussade and the A20 autoroute and approximately 1h25 to Toulouse and the International Airport.

**A WONDERFUL OPPORTUNITY TO ENJOY
THE MOST STUNNING AND EXTENSIVE VIEWS ~**

**A superb elevated setting overlooking many, many miles of perfect countryside and
complete peace and quiet**

**A TRADITIONAL STONE-BUILT COUNTRY HOUSE (1850)
COMPLETELY RESTORED WITH A CONTEMPORARY INTERIOR**

**ALSO ENJOYING OVER 6 ACRES OF PRIVATE GROUNDS
AS WELL AS A GREAT RANGE OF SEPARATE BARNs**

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€

Including:

- A most impressive open-plan main room with sitting room/dining room and completely fitted and equipped kitchen.
- Three bedrooms
- Two bath/shower rooms
- Superb picture windows with full double glazing
- Separate guest bedroom with ensuite shower room and separate WC
- Above ground swimming pool

Approached through a gravelled parking area with double gates to an extensive gravelled open courtyard with the main house and barns set around.

Glazed side door to **Open-plan Sitting Room/Dining Room and Fitted Kitchen** an impressively spacious 14m x 4.3m. The main features include the full range of picture windows (all with fitted fold-down double blinds), attractive tiled flooring and an elevated wood-burning stove. Two sets of glazed double sliding doors lead out to the external tiled Terrace set across the full width of the house. **The kitchen area** includes a range of base cupboards with tiled surrounds and incorporating twin bowl stainless steel sink unit, built in washing machine and dishwasher, eye level electric oven and large fridge/freezer unit. The large centre island unit has sitting dining space for 4 persons and includes a 4 ring gas hob and overhead extractor unit. Also wall cupboard units and store cupboard beneath the stairs.



Staircase to the first floor landing off which lead:

Principal Bedroom No. 1. (4.7m x 4.4m) with glazed door to balcony with security railings, timber flooring and 2 sets of recessed wardrobe units.

Bedroom No. 2. (3.5m x 2.8m) with timber flooring

Bedroom No. 3. (2.6m x 2.3m)

Family Bathroom with panelled bath, twin washbasin unit, walk-in shower, heated towel rail. Also timber floor and travertine tiled surround to fitted units.



Note: All the bedrooms and the main bathroom have high quality picture windows enjoying the superb elevated views.

Separate WC with travertine half-tiled walls.

Shower Room (also re-fitted) with fully tiled walls, timber floor, vanity unit with white glazed washbasin, walk-in tiled shower, WC and electric heater.



The Separate Guest/Family Bedroom

Suite is attached to the side of the house and has glazed doors from the Terrace to the double bedroom (4.7m x 3.6m) with tiled floor, dressed stone walling, original evier recess and electric heating units. Also walk-in tiled shower, separate WC and pedestal washbasin.

OUTSIDE

The extensive range of detached Stone Barns offer many ongoing opportunities and briefly comprise:

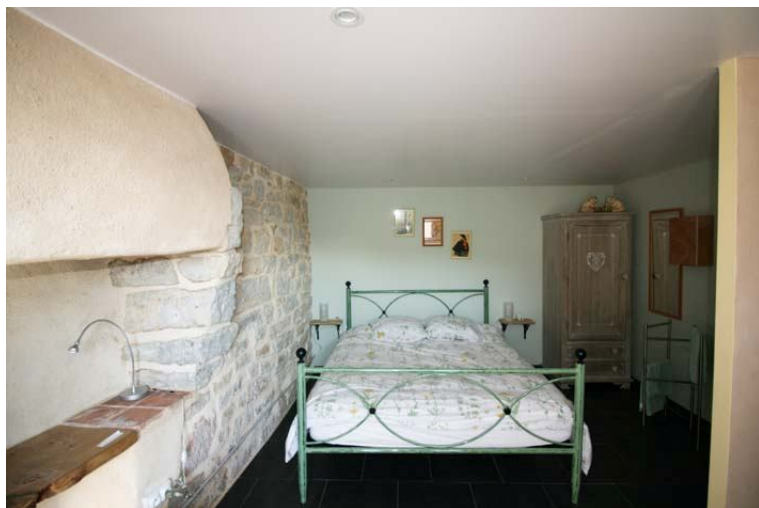
Open Fronted Barn (set way across the courtyard) a very spacious 11m x 8m, partly converted into a spacious **Dining/Entertaining Room** with work-top including stainless steel sink unit, 4 ring gas hob and fridge. Electrics and power all installed.

Detached Stone Barn with great space for workshop and storage. Ground floor main area 10m x 5.5m.

Walking down to the pasture land and there is access to ground floor area of the dining barn (12m x 3.5m) and adjoining is a large walled sitting /dining Terrace enjoying the views.

At the side of the house is an external staircase passing by the original bread oven) leading up to another separate stone barn 17.5m x 5.6m open to full roof height. Ideal for conversion with separate entrance from the country lane.

The Grounds extend to a total of 6¼ acres and have garden areas, mature trees and above ground swimming pool with large adjoining flat Terrace enjoying spectacular views.



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

Taxe foncière: 577 euros per annum (approx.)

** Agency fees paid by the Vendors



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