

**THE EURO MORTGAGE SHOP
3 ATHOL STREET
DOUGLAS
ISLE OF MAN
IM1 1LD
01624 619432**



Ref : 3586

Price : 588.000 €

Tarn-et-Garonne. Southwest France.

**A REMARKABLE COUNTRY PROPERTY~ RESTORED OVER MANY YEARS
IN CONTEMPORARY STYLE WITH COMPLETE ORIGINALITY**

Thus creating

A VERY SPECIAL HOME OF GREAT SPACE,



Membre de la Fédération Nationale des Agents Immobiliers – Titulaire de la carte professionnelle No 99 (préfecture du Tarn et Garonne)

Adhérent à 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 50.000F

**COMFORT AND INDIVIDUAL APPEAL
SET IN ABOUT 5 ACRES
AND HAVING
A SEPARATE PIGEONNIER CONVERTED TO A GUEST COTTAGE**

This rural hamlet setting is amidst the countryside near to a lovely market town & about an hour's drive (via A20 AutoRoute at Caussade) to Toulouse and the International Airport at Blagnac. The Accommodation has many special features including:

- * **Spacious light rooms combining old with contemporary design.**
- * **Superbly equipped and fitted kitchen.**
- * **Five bedrooms and two bathrooms (one ensuite).**
- * **Full central heating (sophisticated system).**
- * **Converted and restored pigeonier as guest house.**
- * **Extensive terraced areas.**

At the entrance to the property is the original **BREAD OVEN** and a fully glazed front door opens to a **SUPERB OPEN PLAN AREA** comprising:

- **RECEPTION HALL AREA** and on the left hand side
- **A SPACIOUS & IMPRESSIVE SUMMER LIVING ROOM** (9.5m x 5m) part open to full ceiling height with a beautiful upper level window area, exposed stonework to walls, tiled floor, French door and glazed side panels to the rear garden



To the right of the hall is

- **THE DINING AREA** (6m x 4m) with a tiled floor and fully glazed double doors with side screens opening on to the terrace at the rear, which in turn overlooks lovely open countryside.



- A huge square archway leads from the dining room to

- **A FULLY EQUIPPED ULTRA MODERN KITCHEN** (4m x 4m) with a centre island unit complete with marble worktop and incorporating a deep white glazed sink, 4-ring Bosch ceramic hob, electric oven beneath and range of built-in cupboards and drawers. There is an additional full width unit with marble worktop and splash back, a series of built-in cupboards and shelving above. Also a very large double unit above the cooking area, all in stainless steel with twin extractor fans and illumination. Glazed door opening onto the rear terrace and tiled floor. Archway through to
- **A GOOD SIZED UTILITY/LAUNDRY ROOM** with tiled floor and worktops.
- **SEPARATE WC** with washbasin and mirror over, tiled floor, and a unit for central vacuuming.
- Off the reception hall area leads
- **GROUND FLOOR BEDROOM No. 1** (5.5m x 4.5m) with twin double-glazed doors opening to the rear garden and terrace and a tiled floor.
- **EN-SUITE SHOWER ROOM** with shower, washbasin with modern cupboard beneath and mirror over. Also, tiled walls and floor.
- **ADDITIONAL SALON** (7.5m x 5.5m) a very spacious and beautifully arranged room, with a magnificent carved stone original fireplace and raised hearth. Also stone evier, which has been carefully preserved and various attractive stone niches with interior shelves. Beamed ceiling, tiled floor, a glazed door to the rear terrace and additional glazed door to the side terrace. The staircase from the salon leads upwards to

- **SPACIOUS BEDROOM No. 2** (7m x 5.5m) with a handsome timber floor, massive exposed beams and raised bed dais. Glazed door opening onto a delightful **SUN TERRACE AREA** (4m x 4m) overlooking the garden, the pigeonier and countryside beyond.



- From the main hall area a new timber staircase leads upwards to

- **AN EXTENSIVE FIRST FLOOR LANDING** with attractive parquet style flooring, off which on the right hand side is the

- **MASTER BEDROOM No. 3** (6.5m x 4.5m) with handsome timber flooring, shelved recess with TV plinth and built-in cupboard units with interior shelving, exposed beams and glazed double door opening to the aforementioned terrace. Complete with the bedroom is



a **SUPERB FITTED DRESSING ROOM** with tiled floor and an extensive range of fitted wardrobe areas, shelving and shoe racks.

- **EN-SUITE LUXURY SHOWER ROOM**, very spacious, with tiled floor, large walk-in tiled shower, excellent washbasin unit with cupboards and large mirror over with lighting, bidet and heated towel rail.
- **BEDROOM No. 4** (4m x 3.5m) with high beamed ceiling, timber flooring, fitted shelved unit and glazed double doors opening to an external stone staircase leading down to the garden.
- **BEDROOM No. 5** (4m x 4m) with high beamed ceiling, timber flooring and built-in shelved unit with hanging space.
- **LUXURIOUSLY APPOINTED BATHROOM** with three-quarter tiled walls, tiled floor, step-in bath with tiled surround and hand shower attachment, pedestal washbasin with mirror and lighting over.
- **SEPARATE WC** with pedestal washbasin and tiled floor.



Note: there is under-floor central heating to the ground floor and the first floor has radiators throughout.

OUTSIDE

- **FULL WIDTH & EXTENSIVE CRAZY-PAVED STONE TERRACE** at the rear of the property and at the side of which is a **PERGOLA WALKWAY** and a gravelled courtyard beyond which is the
- **FULLY RESTORED AND CONVERTED PIGEONNIER**. A flight of stone steps leads up to the **UPPER FLOOR BALCONY AREA** with an arched door opening to
- **A FITTED DINING/LIVING/KITCHEN** (5m x 5m) with tiled floor and a range of fitted cupboard units complete to one wall, with timber working surface, twin bowl sink unit, 2-ring ceramic hob with extractor fan above and fitted shelving. Staircase leads up to
- **THE FIRST FLOOR BEDROOM** (5m x 5m) a delightful room with stone features and superb pigeon loft roof with exposed timbers. Also handsome timber flooring, pedestal washbasin and bidet.



- A further staircase leads to the ground floor where there is
- **AN ADDITIONAL SITTING ROOM/SMALL BEDROOM** (5m x 5m) with stone flagged floor, glazed door opening to the stone paved terrace, a fitted washbasin with marble surround and mirror over, large walk-in marble panelled shower.
- Leading off is a **SEPARATE WC** and the gas central heating boiler for the central heating system.
- **AMPLE PARKING SPACE** to the side of the house.
- **SEPARATE STONE BUILDING** which houses the fully automatic oil-fired boiler together with the oil tank, and also ample space for storage or a workshop area etc.



Services : Mains water, electricity, septic tank drainage, oil-fired central heating, telephone.

