

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



**Ref: 3784**

**Price: 590.000 €**

**Tarn, South West France ~** Within easy reach of a lively local town and convenient for quick access to Montauban and onwards to Toulouse and the International Airport.

**IN A PERFECT SETTING OF SOME 2½ ACRES WITH GLORIOUS VIEWS  
OVER MANY MILES OF SPECTACULAR AND UNSPOILT COUNTRYSIDE**

**The gardens, which immediately surround the property, are beautifully laid out and attractively landscaped ~ the additional land is ideal for keeping horses and has a purpose-built stable block. All in all, an idyllic situation for this**

**MAGNIFICENT AND IMPOSING MAISON-DE-MAITRE  
WHICH HAS BEEN FULLY RESTORED TO THE HIGHEST OF STANDARDS  
Together with  
ADDITIONAL OUTBUILDING  
AND A SUPERB SWIMMING POOL**

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

The Front door, with an 1862 stone plaque above it, opens to

- **VESTIBULE ENTRANCE** (2m x 2m) with a tiled floor and glass double doors opening to
- **THE MAIN ENTRANCE HALL** (10m x 2m) with tiled floor, ceiling beams and, at the far end, double French windows opening out to the **rear terrace**. On the right hand side of the hall,



- **SPACIOUS KITCHEN** (5.5m x 5.5m) having tiled floor, ceiling beams, massive original fireplace (3m x 1m) in old brick with raised hearth, and a selection of fully fitted units incorporating twin bowl sink unit, dishwasher, washing machine, Scholtes eye level microwave and oven, electric hob, built-in cupboards beneath, and additional storage units to full height to another wall. Windows to two sides overlook the garden and lovely views beyond over the surrounding countryside. Access through intercommunicating door (also with separate hallway access) to



- **THE DINING ROOM** (6m x 5m) with the original terracotta tiled floor in beautiful condition, dressed stonewalls, two windows, old fireplace with wooden mantle and ceiling beams.



- **MAIN LIVING ROOM** (11m x 5.5m max in an L-shape) on the left hand side of the hallway, with a tiled floor, dressed stone walls, magnificent fireplace on stone pillars with raised heath and wooden mantle, beamed ceiling, two sets of French windows opening to the front and side of the house and two radiators.



- **SEPARATE WC** situated at the far end of the hall beneath the stairs, having tiled floor, walls, radiator and washbasin beneath small window.

The beautifully carved and original staircase has the original first step in stone and continues in wood, with fine wrought iron balustrades and off the first landing lies



- **BATHROOM NO.1** having fully tiled floor and walls, bath with tiled surround, washbasin with mirror and lighting over, radiator and a window with the same lovely views out to the countryside surrounding the house.

The stairs continue past a second smaller landing up to

- **THE FIRST FLOOR HALLWAY** (9m x 2m) with lovely original parquet flooring and ceiling beams. Leading off on the left is
- **THE PRINCIPAL BEDROOM** (5.5m x 5.5m max) with a parquet floor, windows to two sides with lovely views, radiator and ceiling beams.
- **BEDROOM no:2** (5.5m x 5.5m) on the left of the hall, with three windows and views to the south overlooking the gardens and pool area. Parquet floor, ceiling beams and a lovely original marble fireplace.
- **SHOWER ROOM 2** at the far end of the hall, with walk-in tiled shower unit, washbasin with mirror and lights over and window looking out to the pool area
- **LARGE ROOM/ BEDROOM 3/ GAMES ROOM** (8m x 5m) on the right hand side of the hall. An enormous room with attractive old beams to the full ceiling height, two large windows overlooking the front of the house with two



smaller windows above at the attic/2<sup>nd</sup> floor level, dressed stone walls, parquet flooring and stairs leading up to

- **A MEZZANINE STUDY AREA** (6m x 4m) also with parquet floor, beamed ceiling and a double glazed door opening onto
- **THE SECOND FLOOR HALLWAY** (9m x 3m) with beams exposed to full ceiling height, parquet flooring and at the far end a storage cupboard containing an electric water heater. Leading off this hallway are
- **BEDROOM NO:4** (5.5m x 5.5m) having a sloping beamed ceiling to the attic rafters, parquet flooring, three low small windows and a skylight
- **BEDROOM NO:5/OFFICE** (5.5m x 5.5m) with two low windows, parquet flooring and skylight

On the small landing between the first and second floors is

- **BATHROOM NO:3** fully tiled floor and walls, bath with tiled surround, pedestal washbasin, WC, exposed ceiling beams and small low window.

## **OUTSIDE**

The property is approached via automatic electric wrought iron gates with a long gravel driveway on either side of which are beautifully laid out lawns and lantern lights.

- **HUGE PARKING AND TURNING AREA** in front of the house and
- **AN EXTENSIVE GARAGE/WORKSHOP/UNDER COVER DINING AREA** (14m x 5m in total) The workshop area has been fully restored and has double glazed windows inset, with lighting and a concrete floor. Adjoining is an
- **EARTH/BRICK BUILDING** with tiled roof, which could be converted into a guest or letting house if required.
- **THE GARDENS** are beautifully laid out with a variety of mature shrubs and trees, extensive lawns and a children's paddling pool adjoining the main pool. The pool area itself has extensive **SUNBATHING TERRACES** surrounding the pool and there are steps into the pool and an area for sitting and enjoying an aperitif.



- **THE SWIMMING POOL** (11m x 6m) is situated near enough the house for convenience yet with grassed banks and a delightful **MAIN SITTING AREA** that leads onto a purpose built **barbeque** and **dining** section .



- **LARGE POOL HOUSE** with an up and over door and access through to the pool equipment, filtration unit etc all with lighting and power, and
- **THE GROUNDS** continue around the side of the house, with high laurel hedges providing ultimate privacy. The gravel driveway leads outwards to the traditional double gateway exit. There is a communal road that leads to the village. There are hibiscus, lavender, and a wide selection of fruit trees including, pear, cherry, plum, apricot, walnut and fig trees. A paved pathway runs along the side of the house, and at the rear there is a **FULL WIDTH PAVED PATIO** which enjoys views across the **PADDOCKS** and **SMALL VEGETABLE GARDEN** to the beautiful countryside beyond.
- The gardens continue all the way around the house and at one side lies a **PURPOSE-BUILT STABLE BLOCK** in brick with a tiled roof, inside of which has the livery stable and hay barn and at the far end **TWO LOOSE BOXES** with automatic watering system, electricity and power. Also, a small **DRESS RING**
- **GARAGE AREA** that houses the oil tank and boiler house with a fully automatic oil-fired boiler installed.
- **WELL** for garden watering.

**Services:** mains water, electricity, septic tank drainage, telephone and oil-fired central heating.



