

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



Ref: 3873

Price: 595.000 €

Tarn et Garonne, South West France ~ in a delightful setting with country views and looking across to the nearby village with its general store for daily requirements. Within easy reach of the village of Parisot with shops, restaurants and leisure lake and about 20 minutes drive to the A20 autoroute providing quick access to Toulouse International airport to the South.

**A VERY SPACIOUS COUNTRY HOUSE
OF OUTSTANDING CHARACTER AND CHARM**

Having been restored with the utmost care and attention in preserving the original integrity of the interior, together with

**A HUGE STONE BUILT BARN WITH DETAILED PLANNING PERMISSION
TO CREATE A SECOND AND VERY SPACIOUS PROPERTY
A LARGE SWIMMING POOL
ALL SET IN ATTRACTIVE GROUNDS OF OVER ¾ OF AN ACRE**

Only personal inspection of this evocative property will reveal it's many exceptional qualities and original features. At the same time, complete comfort is ensured with heating throughout, four downstairs living rooms, three quality bathrooms and an excellent fitted kitchen.

- The house is approached via a private driveway with ample turning and parking space. Immediately in front of the property is **A LARGE PAVED TERRACE** with superb double doors with wrought iron grilles opening to
- **A MAGNIFICENT DINING HALL** (7m x 6m) this handsome room is steeped in history with the original flagged floor, beautiful dressed stone work, beamed ceiling and the original stone fireplace with a raised hearth and Jotul wood burning stove. There is a recessed shelved wall niche, ceiling lighting and electric radiators installed. A feature of the property is the original bedroom niche beneath the stairs.



- Magnificent centre stone archway leads to

- **THE FORMER 'SOUILLARDE'**, a very spacious area, (5m x 4m) with superb flagged floor, ceiling beams, the original evier (old stone sink) with lovely arched window above and stone shelving areas. Also electric radiators installed and wall lights.



- **LIVING ROOM** (6m x 5m) a finely proportioned room, light and bright with double glazed windows to two sides, beams to the ceiling, a tiled floor and three electric radiators.



- Handsome original door from the dining hall leads to

- **THE LIGHT, BRIGHT AND FULLY FITTED KITCHEN** (4.5m x 4m) having the original bread oven feature, massive centre beam and high beamed ceiling, attractive tiled floor and range of units. All of the fitted units are hand made in oak and include a twin bowl sink unit with cupboards beneath, tiled splashback, working surface at one side with a built-in dishwasher. There are additional wall units and a fitted plate rack and to one side additional fitted cupboards with working surface. Part glazed door opens to the extensive and sunny terrace area and there is an electric radiator. Leading directly from the kitchen via a square archway,



- **A MOST ATTRACTIVE AND SUNNY SUMMER LIVING ROOM AREA** (6m x 3.5m) this room has a high beamed ceiling, tiled floor, electric radiator fitted and double glazed double French windows opening onto the patio area. Also, side double glazed window and a glazed door opening back into the banqueting hall. Leading from the souillarde area is a stone doorway with handsome original door inset, opening to



- **A MOST USEFUL AND SPACIOUS LAUNDRY AREA** with tiled floor, beamed ceiling and plumbing for washing machine. Also houses the hot water tank and has **A SEPARATE FITTED CLOAKROOM** with washbasin, urinal, WC, electric heater and tiled floor.
- **AN EXCELLENT WINE CELLAR** leading off, with tiled floor, beamed ceiling and exposed stone features.
- A wide and handsome staircase with exposed stone wall feature leads from the Dining Hall to **AN ATTRACTIVE LANDING** on the first floor, with timber plank flooring and original wall panelling . Electric heater. Access to
- **BEDROOM NO: 2** (5m x 4m) immediately off the landing, with the original stone fireplace (not currently in use) handsome plank flooring, high beamed ceiling and electric radiator.
- **FITTED SHOWER ROOM** off the landing with three quarter tiled walling, tiled floor, twin washbasins, shower compartment, electric heater and WC.
- **BEDROOM No: 3** (5m x 4.5m) with the original fireplace feature, handsome timber plank flooring, high beamed ceiling and electric radiator.
- **PRINCIPAL BEDROOM** (5.5m max x 5m) with extensive window areas enjoying views to the lightly wooded garden, exposed stone features, high beamed ceiling, door to the exterior and electric radiator.
- **EN-SUITE LUXURY BATHROOM** with three quarter tiled walls, tiled floor, two pedestal washbasins with mirror fronted medicine cabinets above, a roll-top bath with a hand shower, a urinal, a WC and a separate tiled shower unit. Also, electrically heated towel rail and electric radiator.
- Staircase continues from the first floor landing to
- **A VERY SPACIOUS UPPER FLOOR BEDROOM No: 4** (7m x 6m max) with heavily timbered ceiling, attractive plank flooring, fully fitted dressing room area, electric radiators and



- **AN EN-SUITE SHOWER ROOM** with tiled walls and floor, walk-in tiled shower, washbasin, WC and electric radiator.

OUTSIDE are superb patio and terrace areas, which lie to the full depth of the house, 16m x 5m max, all in beautifully laid tiles, having views to the garden and the extensive countryside beyond and planted on the edges with attractive lavender and other flower beds.



A stone staircase leads up to **THE DELIGHTFUL SWIMMING POOL** (10m x 5m) with paved surrounds, the pool also enjoys views through the oak trees to the glorious countryside beyond.



- **THE GARDEN** is mainly laid with lawns and has a variety of fruit and other trees including fig trees and is bounded on all sides by oak trees and other flowering shrubs. There are also stone walls, which complete the picture.
- There are views to the side of the house across the valley to the village of Puylagarde, dominated by the church and the chateau.



- **SPACIOUS STONE BARN** (24m overall x 6m) with a tiled roof - completely separate and carrying existing planning permission for full conversion. Detailed planning approval has been obtained to convert the Barn into a spacious property comprising on the ground floor – 50m² main living room, 28 m² kitchen and dining room, wine cellar and utility room and separate WC. On the first floor – four bedrooms and two bathrooms (one en-suite) and a large garage. N.B. detailed plans are available at our office.



- **TERRACING AND PATIO** areas, as previously mentioned extend to the full width of the house.

Services: Mains water, electricity, septic tank drainage and telephone.