

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



Ref: 4120

Price: 495.000 €

Tarn et Garonne, S.W. France ~ less than 10 minutes drive from villages with amenities and one and a quarter hours' drive from Toulouse and the international airport at Blagnac. Set in a small traditional hamlet,

THIS STONE FARMHOUSE, AND SURROUNDING BARN, HAS BEEN IMMACULATEDLY RESTORED TO CREATE A BEAUTIFUL HOME AND TWO SEPARATE UNITS: A SMALL HOUSE AND AN APARTMENT.

TO THE REAR OF THE PROPERTY LIES A GOOD GARDEN, WITH A SWIMMING POOL AND SURROUNDING PAVED TERRACE, TO THE FRONT THERE IS A LARGE GRAVELLED COURTYARD.

The entrance to the property is through wrought iron gates, leading to the courtyard and the accommodation, which comprises:



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 MAIN HOUSE

Wide stone steps lead up to a traditional stone terrace and the front door. The terrace has a flagged stone floor and a glazed door opening to the



- **DINING ROOM** (7m x 5m) a superb room retaining all the original features, stone fireplace, wooden floor, ceiling beams and access via an arched glazed door to the
- **KITCHEN** (3.5m x 3m) set into the “souillarde” (the original pantry) with a flagged stone floor, old wooden wall cupboards, stone walls and a stone sink (“evier en Pierre”) with arched windows to the garden above.

From the dining room to the

- **SALON / STUDY** (5m x 5m) with stone featured walls, a new wooden floor, ceiling beams, two windows and the staircase to the upper floor to one side. From here through to the
- **SALON** (5.5m x 5m) again with stone walls, beamed from here to the upper storey of the attached barn, which has been converted into one
- **ENORMOUS ROOM** (12.5m x 5m) at present used for parties, having a new wooden floor, beams, stone walls, five windows including a glazed door to a small flight of stone steps down to a
- **FURTHER BARN AREA** currently used as a three-car garage and also housing the oil tank for the central heating system.



Stairs up from the Salon / Study to the **first floor** to

- **AN ATTRACTIVE LANDING AREA** with bleached wooden floorboards, and through to
- **BEDROOM No: 1** (5.255m x 5m) with a sloping beamed ceiling, two velux windows and a carpet wooden floor.
- **BATHROOM** opposite, a large room with a roll-top bath, hand basin, WC, wooden floor and ceiling beams.
- **BEDROOM No: 2** (5.5m x 5m) lies beyond the bathroom, with sea-grass carpet laid to the wooden floor, sloping beamed ceiling and three small windows.

THE APARTMENT is situated on the **ground floor** of the main house, in the original 'cave' area. Entrance to

- **LIVING ROOM / KITCHEN** (5m x 5m) with kitchen area having fitted sink in wooden work surfaces with storage space, hob, extractor fan and refrigerator. Beamed ceiling and glazed door to the rear gardens and a
- **COVERED TERRACE** leading off the sitting room side of the room.
- **HALLWAY** leads through to
- **SHOWER ROOM** with large walk-in shower area, fitted basin, WC and plumbing for a washing machine.
- **BEDROOM No: 1** (3.5m x 3m) with a new wooden floor, ceiling beams and a glazed door to the front of the house.
- **BEDROOM No: 2** (3.5m x 3m) leading off the first bedroom through a stone archway with stone walls and a wooden floor.

Beneath the large 'party room' (in the main house) there area

- **TWO SEPARATE ROOMS** (7.5m x 5m and 5m x 5m approximately) having cement floors, and at present one is used as a storage area and the other as a workshop.

SMALL GUEST HOUSE is across the courtyard opposite the main house, comprising:

- **LIVING ROOM / KITCHEN** (6m x 5m) with fitted kitchen area with hob and extractor fan, double sink and cupboards. The walls are stone and the ceiling beamed, there is an 'inset' (closed hearth wood stove) to one corner of the room.
- **BEDROOM No: 1** (6m x 3.5m) leads off the living room, having stone walls, two windows, tiled floor and ceiling beams. This room also has an exterior door to the courtyard.
- **EN-SUITE SHOWER ROOM** with shower, basin and WC, tiled.



Stairs lead up from the living room / kitchen to:

- **BEDROOM No: 2** (6m x 4.5m) with sloping beamed ceiling and wooden floor.

OUTBUILDINGS

- **BARN** (9.5m x 5.5m on two floors) on the end of the L-shaped barn to the house, also having two stone arches.
- **WINE CAVE** (5m x 3m) below and to one end of the main house, having cement floor and ceiling beams. This cave has a
- **FURTHER ROOM** (5m x 3m) above it (leading off the stone terrace at the front door) and is used as an occasional study, having two windows, wooden floor and ceiling beams.



OUTSIDE

- **GRAVELLED COURTYARD** to the front of the property and a
- **GOOD SIZED GARDEN** to the rear, with fruit trees,
- **PAVED SWIMMING POOL AREA**
- **SWIMMING POOL** (11.5m x 4.8m) and
- **GRASSED AREA**



Services: mains water, electricity, septic tank drainage, telephone and central heating.