

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



Ref: 4194

Price: 477.000€

Tarn ~ Set on the edge of a busy village in a pleasant residential area. Between Gaillac and Toulouse and approximately 40 minutes drive to Toulouse and the International Airport at Blagnac.

A BEAUTIFUL PERIOD HOUSE
SET IN A LARGE AND WELL MAINTAINED GARDEN
OF JUST UNDER AN ACRE

The house is in excellent condition and provides a spacious and comfortable home in an excellent location



Membre de la Fédération Nationale des Agents Immobiliers
Adhérent à la Caisse d'Allocations Familiales

Agent Immobilier Professionnelle No 99 (préfecture du Tarn et Garonne)
N° FNAIM No. 6092

Couvert par une assurance responsabilité professionnelle – RC Montauban B 378 006 035 – SARL au capital de 50.000F

The centrally heated accommodation comprises:

Entrance Hall (5m x 2m) with tiled floor and beams. Staircase rising to first floor.

Living Room (5m x 5m) with tiled floor and beamed ceiling. Brick open fireplace with woodburning stove inset. Large windows overlooking the garden.



Dining Room (5m x 3.5m) with terracotta tiled floor and beamed ceiling. Large window with lovely views. A very light room.



Kitchen (5.25m x 3m) with tiled floor and beamed ceiling. With floor and wall cupboards, tiled work surfaces, double sink unit, electric hob, extractor fan. French window to the garden.



Laundry Room (4m x 5.5m) housing the central heating boiler and with plumbing for washing machine. Note: This room could easily be converted into additional living accommodation if required.



Games Room (6.5m x 4.5m) A large and sunny room with glazed double doors to the garden and pool area.

Study Area (2.75m x 2.2m) to the rear of the Entrance Hall.

Ground Floor Bedroom No. 1. (4.5m x 4m) with tiled floor, large windows and dressing room.

Ground Floor Bedroom No. 2. (4.5m x 4m) with tiled floor and two windows.

Bathroom (2.7m x 1.8m) with tiled floor, tiled walls, shower cubicle, washbasin, cupboards and heated towel rail.

ON THE FIRST FLOOR

Bedroom No. 3. (6.5m x 4.5m) a lovely room with beams and washbasin.

Three Further Attics on this floor used as storage space.

OUTSIDE

The Grounds extend to over three quarters of an acre and include a **Swimming Pool** (10m x 5m) with paved surrounds. The gardens are splendid and varied with hundreds of rose bushes, trees and shrubs.

Garage A large space with workshop area and access from an additional side drive with gate. Exterior door on the pool side of the garage with a shower room, washbasin and WC.

Services: Mains water, electricity, mains drainage, oil fired central heating and telephone.

