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## Residence of character, gîte and swimming pool close to the heart of the...

**Tarn-et-Garonne** , **Occitanie**



# €690,000

**inc. of agency fees**

7 Beds   1 Baths   338 sqm   0.17 ha

Located in the town of Saint-Antonin Noble Val, a famous medieval town in the heart of the Gorges de l'Aveyron, This magnificent bourgeois house and its...

### At a Glance

**Reference** MFH-EATEA1-9459

**Near to** Toulouse

**Price** €690,000

**Bed** 7

**Bath** 1

**Hab.Space** 338 sqm

**Land** 0.17 ha

**Pool** Yes

**Land Tax** N/A

### Property Description

Located in the town of Saint-Antonin Noble Val, a famous medieval town in the heart of the Gorges de l'Aveyron,

This magnificent bourgeois house and its outbuilding provide a total of 338m<sup>2</sup> of living space, on a plot of approximately 1700m<sup>2</sup>.

La Belle bourgeoise?

Parquet floors, moldings, ceiling height, all the charming elements come together and are expressed on the 3 levels of this beautiful renovation. The latter is distinguished in particular by its very beautiful stone facade and its pretty slate roof.

After having crossed the few steps which lead to the entrance, the hall gives access to all the rooms on the ground floor.

On the right, the living room, a bright centerpiece where we find all the codes of the bourgeois house, has a very efficient closed fireplace. Continuing on, the dining room is not left out. A very beautiful craftsman's glass roof separates it or opens it onto a very pretty, fully equipped kitchen. A glass door provides easy access to the balcony, or terrace on stilts, which overlooks the garden and its beautiful swimming pool, and offers a very beautiful panorama of the typical relief of Saint-Antonin.

A bedroom, a toilet and access to the cellar complete this level.

The first and second floor are in the same spirit.

It is accessed by a magnificent staircase. The perfectly bright stairwell also offers a magnificent view overlooking the garden and its swimming pool.

The first level landing opens onto 3 bedrooms including a master suite with dressing room and bathroom.

A toilet is also available on this level.

On the top floor, we discover 3 attic bedrooms, a bathroom, a separate toilet and an office.

? and his little sister.

The outbuilding offers two separate accommodations.

A first, on the garden level, and a second, on the completely independent first floor, accessible directly from the street.

The first accommodation offers a very beautiful living room, equipped with an authentic sauna and a bathroom.

Two additional rooms, with beautiful proportions, can serve as a bedroom, living room, gym, with private terrace.

On the first level, the door, independent entrance to the apartment, opens onto a large dining kitchen.

Continuing, we discover a living room, a bathroom as well as a very beautiful bedroom and its balcony.

The spaces and charm of this property are real assets for a family wishing to make a place full of uniqueness their own, or to develop a bed and breakfast or seasonal rental business.

It retains all its period charm and stands out for its authenticity, just a few minutes' walk from the village center, its many artisans, the charm of the streets and its famous Sunday market.

Also a few minutes from the countless outdoor activities available in Libre-Val\*

Main house:

ENERGY CLASS: C / CLIMATE CLASS: A? Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2022: between euros1,530 and euros2,140

Addiction :

ENERGY CLASS: D / CLIMATE CLASS: B? Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2022: between

euros1,540 and euros1,870

?Information on the risks to which this property is exposed is available on the Géorisks website

\*Libre-Val: Name given to Saint-Antonin during the Revolution.

## Summary

Property type:	House
Bedrooms:	7
Bathrooms	1
Price	€690,000

## Key Information

Internal Area:	338 sqm
Land Area:	0.17 ha
Property Features:	
• Balcony: 3	
Swimming Pool?	Yes

## Location: Occitanie





## Gallery







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You would have already been informed about the property taxes and legal fees (that incl. the stamp duty).

The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days cooling off period has expired. It takes an average of three months to buy a property in France.

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my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**C. BAUER – Sunday Times**



Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

**S. and L. BROWN**



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