

Superb business opportunity. Vast house in popular medieval tourist town. Comfy home, plus B&B or other.



## INFORMATION

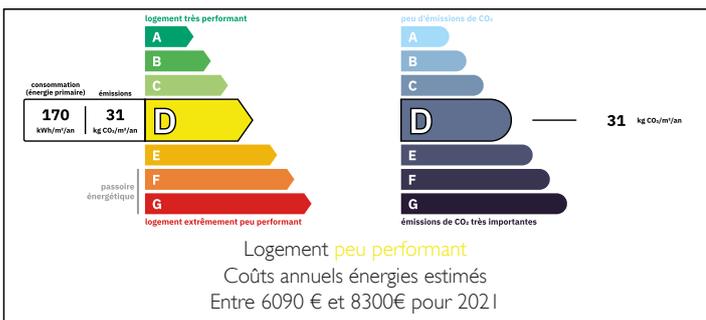
Town:	Saint-Antonin-Noble-Val
Department:	Tarn-et-Garonne
Bed:	8
Bath:	8
Floor:	530 m2
Plot Size:	110 m2



## IN BRIEF

Amazing opportunity to acquire a beautifully-presented home in this mediaeval market town. Character and charm are everything here, from the central entrance hall and sweeping wooden staircase up to the huge attic rooms with exposed beams and down to the ancient vaulted cellars. In between, the well proportioned, airy rooms have been decorated with style. The property has been run as a tourist accommodation business and offers two large two-bedroom apartments, five en-suite bedrooms, and an independent studio/gîte. Built and added to at various points since 1265, the vaulted stone cellars offer huge scope for further development, with direct access to the lane at the back of the house. Potential for retail, hospitality... Private financing options may be available, subject to terms.

## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## LOCAL TAXES

Taxe habitation:

EUR

## NOTES

## DESCRIPTION

Please ask to see the plans (2D/3D) for more detailed information on layout.

From the street, enter through impressive wooden double doors to a broad central hallway, maison de maître style.

To the right, large kitchen with cooker set in the ancient fireplace. Walls are a mixture of exposed stone, old brick, and plaster. Tiled floor. Exposed wooden ceiling. Shelving, stainless steel double sink, windows to front. Access to dining room.

From hallway, WC and main entrance to:

Dining room, also with access from kitchen. A long, well-proportioned room with high ceilings, fireplace, intricate plasterwork, wainscoting, polished floorboards. Tall windows to rear.

On the opposite side of the hall, a door leads through a very thick wall into what was once a separate building and now offers:

Very large laundry room with built-in storage, sink and connections for several machines.

To the right, door through to a double bedroom with ensuite shower and toilet. Windows to rear and overlooking courtyard garden.

To the left, door through to studio apartment with independent access from the front of the building. Ensuite shower and WC, kitchenette.

At the end of the hall, the stairs give more evidence of the age of this building with the wood polished to a gleam. They lead down to the lower ground floor/basement (more on this later) and up to the

First floor:

Broad central hallway with built-in storage cupboards at the far end. Access to four large double bedrooms, three with full bathroom, one with shower room and WC. Each of...