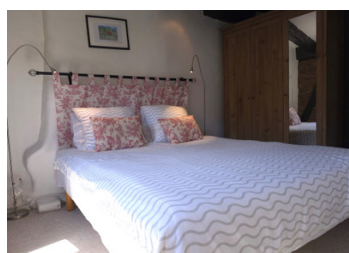


Charming two-bedroom character house with courtyard garden and pool in Saint-Antonin-Noble-Val



INFORMATION

Town:	Saint-Antonin-Noble-Val
Department:	Tarn-et-Garonne
Bed:	2
Bath:	1
Floor:	60 m2
Plot Size:	135 m2



IN BRIEF

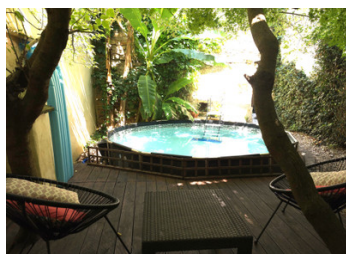
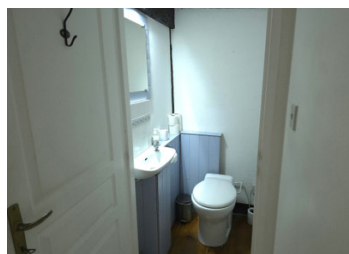
Full of character, this charming house in a quiet area of the beautiful village of Saint-Antonin-Noble-Val offers approximately 60 m² of accommodation over three floors. Exposed stone walls, timber beams and soft colours create a welcoming cottage atmosphere. The accommodation comprises a kitchen and dining area, ground-floor bathroom, spacious first-floor living room and two top-floor bedrooms, one with its own shower, plus a separate WC. The delightful garden of approximately 135 m² features an above-ground swimming pool, a wooden seating deck, a lounging area and a paved dining terrace. Currently offered by the owners as a gîte, the property would make an appealing holiday retreat or offer scope to continue its seasonal rental use.

ENERGY - DPE

DPE not required.

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 foncière: 712 EUR

NOTES

DESCRIPTION

The ground floor comprises a kitchen and dining area (approx. 19 m²) together with a bathroom. (approx. 3.6 m²). Painted cabinetry, wooden worktops, exposed stonework and a recently tiled floor give the kitchen a pleasing rustic character. The garden dining terrace is directly outside the kitchen entrance making summer meals outdoors particularly convenient.

On the first floor, the spacious living room (approx. 20 m²) features exposed stone walls, substantial timber beams and wooden flooring. With room for generous seating, it provides a comfortable setting for relaxing after a day exploring the surrounding area.

The top floor offers two characterful bedrooms: a double bedroom with its own shower (approx. 13 m²) and a second bedroom (approx. 8 m²) currently arranged as a twin room. Exposed beams add to the cottage atmosphere, while a separate WC with washbasin is situated between the bedrooms.

The approximately 135 m² garden is a delightful outdoor retreat, where stone walls, climbing plants and mature trees create a sheltered setting full of charm. An above-ground swimming pool offers a refreshing dip on summer days, complemented by a wooden deck with seating. A separate lounging area and a charming paved dining terrace beside the kitchen provide inviting spaces for relaxing, entertaining and enjoying meals outdoors.

Currently used as a gîte and offered for holiday rentals by the owners, this appealing property offers a combination of personal holiday enjoyment and the opportunity to continue its seasonal rental use.

Saint Antonin Noble Val has everything you require on your...