LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A31528SNM82

Price: 480 000 EUR

agency fees to be paid by the seller

Stunning house with pool, breathtaking views, and riverside plot with private boat slip on the river Aveyron















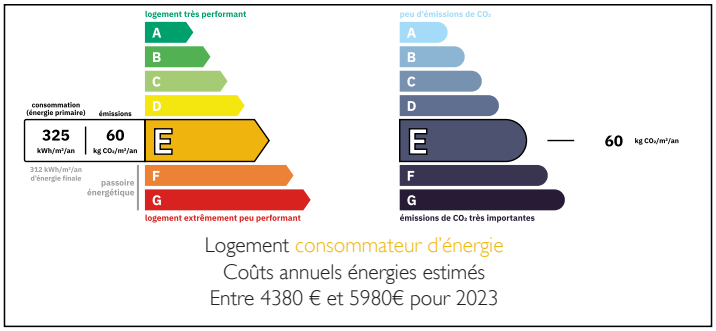
INFORMATION

Town:	Saint-Antonin-Noble-Val
Department:	Tarn-et-Garonne
Bed:	3
Bath:	2
Floor:	132 m2
Plot Size:	11756 m2

IN BRIEF

Within walking distance of one of France's officially most beautiful villages, this extraordinary Art Deco property offers both elegance and individuality. Already run as a highly successful gîte, the house was designed to maximise light and views as it shifts over the cliffs throughout the day. It includes 3 bedrooms, two of which are particularly striking, 2 bathrooms, a circular lounge, fully equipped kitchen, and a dining room overlooking the garden and terrace. Outside, you'll find a 48 m² pool with sun terrace, hot tub, and multiple areas for relaxing or entertaining. The property also includes a garage, ample parking, and three workshops ideal for use as art or pottery studios. The beautifully mature gardens provide shaded walkways, while the included riverside plot, pasture, and private woodland ensure privacy and supply firewood for the log-burning stove. A rare and...

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 4380 € et 5980€ pour 2023

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.

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LOCAL TAXES

Taxe foncière:	**1500 EUR**

NOTES

DESCRIPTION

Exquisite Art Deco Home with Pool, Workshops, and Riverside Land – Walking Distance to Saint-Antonin-Noble-Val

This stunning and truly unique Art Deco residence is a rare find — full of character, creativity, and charm. Ideally located within walking distance of the celebrated medieval village of Saint-Antonin-Noble-Val, it offers a distinctive architectural style, panoramic views, and a blend of comfort and elegance that's hard to match.

Set against the dramatic cliffs of the Aveyron, the property has been thoughtfully designed to embrace light and landscape, with beautifully curved lines, expansive windows, and generous spaces inside and out. Already run as a successful gîte, it's also a wonderful home for creative living and entertaining.

Since the DPE, the house has been fully double glazed, and part of the roof has been recently replaced, adding value and energy efficiency to its many other features.

Ground Floor: Light, Space, and Character

Modern Kitchen (3 x 3.3 m) – A sleek, fully equipped space with direct access to the garden and front terrace, ideal for morning coffee or evening aperitifs.

Walk-In Larder (4 m²) – Excellent storage for food, wine, and extra appliances like a freezer.

Dining Room (3.7 x 3.2 m) – A bright and airy space with large windows overlooking the beautifully landscaped garden.

Circular Salon (6.3 x 5.5 m) – The heart of the home. This spectacular round room features floor-to-ceiling doors opening onto a period-style covered porch on one side and the garden on the other. A striking stone fireplace with wood-burning stove adds both warmth and...