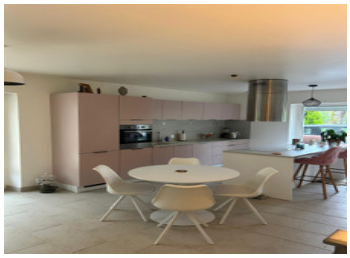
LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A45045LLD82 Price: 390 000 EUR

agency fees to be paid by the seller

Charming renovated stone property in a beautiful private setting on the outskirts of Saint Antonin-Noble-Val.



INFORMATION

Town:	Saint-Antonin-Noble-Val
Department:	Tarn-et-Garonne
Bed:	3
Bath:	2
Floor:	107 m2
Plot Size:	13054 m2

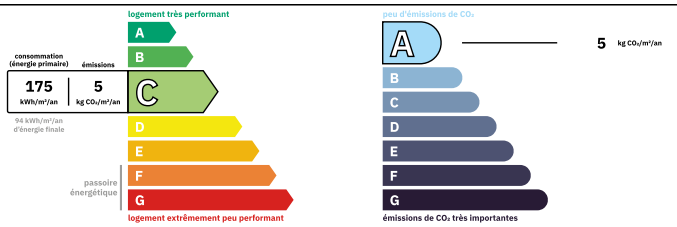
IN BRIEF

Set on the outskirts of the highly sought-after village of Saint-Antonin-Noble-Val, and within walking distance of its historic centre, this beautifully renovated property offers a rare combination of modern comfort, natural beauty and tranquility.

A property full of charm and serenity, ideal as a main residence, holiday home, or peaceful retreat, offering generous grounds, riverside walks, and the convenience of village life just a short stroll away.

A rare opportunity for buyers to enjoy serenity but close enough to a thriving village with all amenities.

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1050 € et 1480€ pour 2021

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

LOCAL TAXES

Taxe foncière:	**998 EUR**

NOTES

DESCRIPTION

The house sits in approximately 13,000 m² of land, creating a wonderfully private setting surrounded by mature trees, established planting, and open green spaces. A magnificent avenue of ancient trees invites you to take a stroll through the grounds towards the banks of the Aveyron River offering a true sense of escape. The gardens are full of charm, with shaded corners, lawns, mature shrubs, roses, and terraces from which to enjoy the changing seasons.
Inside, the property has been renovated to a high standard, offering a comfortable and practical home for modern living. The bright open-plan living space combines a stylish contemporary kitchen with dining and sitting areas, creating a sociable and welcoming heart to the home. Large openings bring in natural light and connect the interior with the surrounding garden, while the modern wood-burning stove adds warmth and atmosphere.
The property also retains authentic character, with exposed stone walls, traditional materials, and charming exterior details including stone facades, red shutters, climbing roses, and a terracotta-tiled roof. This blend of old and new gives the home a warm, elegant feel without compromising on everyday comfort.

Ground floor:
- Spacious and bright open plan living/dining and kitchen area of approx. 50m2
- Fully equipped modern kitchen
- Modern wood-burning stove providing warmth and atmosphere for winter months
- Direct access to terrace (approx. 23m2)
- Main bedroom (approximately 17m2)
- Large bathroom with shower (approx. 15m2)
- Independent bedroom with shower room (approx.. 22m2)

First floor:
- Renovated attic room with exposed beams (approx. 20m2)
- Storage space