

Beautiful Vigneronne House



Architectural Features : Stone walls, colombage, brick fireplace, carved fireplaces, tomettes, beams, original tiled floors, wooden floors, antique doors.



The entrance hall : 2.09 m x 13.4 m with the original tiled tomette floor, off which are : a WC with a wash hand basin, a large cupboard, a laundry area with a sink, built-in units and plumbing for a washing machine and a dryer. At the end of the entrance hall is the wooden staircase leading up to the first floor. To the left is :



The kitchen : 6.07 m x 4.6 m with the original tomettes, a beautiful brick fireplace with a wooden mantel, traditional style kitchen units with built-in dishwasher, two electric ovens, an induction hob and two gas rings with an extractor above, a double sink and drainer, two large walk-in larders with antique wooden doors, beamed ceiling à la française, double aspect windows and a French door opening out to the front garden and terrace. A part glazed door leads into



The dining room : 6.6 m x 4.5 m with tomettes, beams, double aspect window and French door opening out to the front garden and a small terrace. The room is divided into two by a low half wall giving a dining and a sitting area. A door leads into the long entrance hall and another into :



The sitting room : 7.5 m x 4.3 m, which is a modern addition to the property. With modern tiled floor, a wood burning stove and two French doors opening out to a terrace (8 m x 4 m) covered with creeper and wisteria, the landscaped garden and swimming pool beyond. At the end of the room a door leads into a hallway with access to the garden and also leads back into the entrance hall. Across the hallway opposite the sitting room is :





The snug : 3.7 m x 3.5 m with the original tiled floor, beams and the original carved wooden fireplace above which is a feature mirror with carved plaster of Paris surround. A French door leads out to the front garden and terrace. A glazed door leads through to :

Bedroom on ground floor: 4.8 m x 4.6 m with tomettes, beams, a large glass door to the garden, a dressing area and an en-suite shower room with shower and basin and a separate WC.

Five other bedrooms on the first floor ranging from 28M² – 14M²



A covered terrace : 7.7 m x 5.2 m which is tiled, has a metal balustrade and lovely views over the pool and the open countryside.



The Garden : to the front of the property are terraced areas with lawns enclosed in a tiled and brick wall with iron railings and pillars, large wrought iron gates. Parking is at the side of the property with a carport 5.3 m x 5 m suitable for parking two cars. There is a store room 2.4 m x 5 m to the left of the carport ideal for storing bikes etc. The back garden is landscaped with a beautiful lawn, established trees and shrubs, including an evergreen hedge offering total privacy. The garden is partly fenced.



The pool : 14 m x 7 m has an electric cover and a salt water system. The pool house is constructed in stone and is large enough to store the pool material. The pool is surrounded by a tiled terrace.



Nearest Village : Gaillac
Department : Tarn
Condition : Excellent Condition
Bedrooms : 6
Bathrooms : 4 + 1 WC
Reception Rooms : 4+
Garden/Grounds : Yes
Outbuildings : Yes
Swimming pool : Yes
Broadband : Yes
Heating : Oil fired central heating
Drainage : Septic tank



Price 450,000