

Lafite Scholfield

BELLES DEMEURES

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LS397

599 000€

Striking Quercy stone country ensemble with equestrian facilities, swimming pool and 18 acres grounds nr the hilltop bastide village of Penne d'Agenais, Lot et Garonne. The beautiful white stone of the house stands out in the lush green surroundings of this extensive property. Recently renovated to a high standard

A substantial and quality country ensemble in glorious surroundings. Income possible from letting the guest wing. Villages with shops close by. Bergerac airport 50 mins, Toulouse 90mins.

Bedrooms	5-6	Wine Cellar	1	Habitable Area	300m2
Reception	1	Outbuildings	2	Taxe Fonciere	2489€
Kitchen	1	Swimming Pool	Yes	Price excluding commission	560 000€
Bathrooms	1	Central Heating	Yes	Commission	7,0%
Shower rooms	2	Land Area	18acs	Mandate N°	2637

All measurements are approximate. Details non-contractual. Prices include agency commission payable by the buyer.





Recently renovated to a high standard, this property is presented in move-into condition, with central heating, double glazing and a new fitted custom kitchen. Set down a long drive in a quiet rural location, yet just a few minutes from shops at Penne d'Agenais, Dausse and Tournon d'Agenais.

There are equestrian facilities that could well interest anyone with horses...a 40m x 20m sand school (manège) field shelters and 6 loose boxes.

Sunny tiled terrace in front of the house. Entrance hall with tiled floor, spacious (30m²+) triple aspect salon with fireplace with woodburning stove, Lot stone slabbed floors and French windows to sunny terraces. TV room or library. Fully fitted and spacious kitchen/dining room with double aspect views and dining terraces. The kitchen has new, solid wood custom built units with granite tops. Utility/laundry room under the house. Upstairs are two large double bedrooms and a modern bath/shower room. Study area.

The guest wing offers two double bedrooms with en-suite wet shower rooms on the ground floor, and two children's bedrooms upstairs.

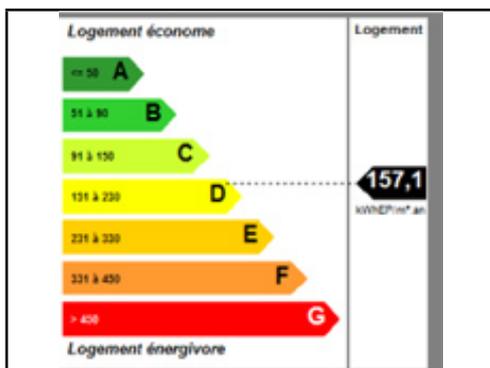
The property is situated in the middle of its land (7.5ha or 18 acres), in a very peaceful location with panoramic views. Some 16 acres pastures around the house with 2 field shelters for horses, plus a 40m x 20m riding arena. Garaging and hay barn. Purpose built and equiped stable block with 6 loose boxes.

A substantial and quality country ensemble in glorious surroundings. Income possible from letting the guest wing. Villages with shops close by..... including the two hilltop bastide villages of Penne d'Agenais and Tournon d'Agenais. Bergerac airport 50 mins, Toulouse 90mins.

Location

In a rural location close to the River Lot. Easy access to Cahors and Villeneuve sur Lot. A20 motorway at Cahors. A62 motorway and TGV at Agen.

Energy Efficiency: expressed in kW hours per m² per year.



For further details and to arrange an appointment to view, please contact
Carl Scholfield or Violette Lafite Scholfield