

Lafite Scholfield

BELLES DEMEURES

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LS360

495 000€

A superbly renovated Quercy stone country house set in an acre mature gardens with swimming pool and far reaching views to the countryside , nr Laroque Timbaut, Lot et Garonne. Tastefully and fully renovated by the current owners to a high standard and presented in move-into condition throughout. The accommodation has gas central heating and is all on one level offering: spacious salon, living room, dining room, lovely country kitchen, 4 bedrooms and 3 bathrooms. 4 dining terraces. Garage and outbuilding. Laroque Timbaut with shops, restaurants and market just 5 mins. Toulouse an hour.

Bedrooms	4	Wine Cellar	1	Habitable Area	238m2
Reception	3	Outbuildings	1	Taxes Foncières	1589€
Kitchen	1	Swimming Pool	Yes	Price excluding commission	463 000€
Bathrooms	2	Central Heating	Yes	Commission	6,9%
Shower rooms	1	Land Area	4200m2	Mandate N°	2753

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





The property is in a rural location and accessed off a quiet country lane, via 2 gated entrances to parking and garages.

Over the past few years the property has been fully renovated, including gas central heating, double glazing throughout, new electrics, new drainage, and the same attractive floor tiles throughout. Apart from a few steps up to the salon, the accommodation is all on one level. The living room is beamed, with exposed stone walls and a modern woodburning stove, French windows out to covered dining terrace. Dining room with beamed ceiling, fireplace with woodburning stove and tiled floor. French window to dining terrace. Fully fitted country kitchen/dining room with tiled floor, Belfast sink, gas AGA, and glazed door to front courtyard. Behind is a large utility room, pantry, WC, and door to rear dining terrace. At the far end of the house, and benefiting from a huge covered terrace, is a spacious salon with high ceiling, stone fireplace with insert, 2 French windows..out to terrace and down to the swimming pool area. Over this is a handy mezzanine study. The property has broadband connection.

In the centre of the house are the bedrooms. Master bedroom 1 with tiled floor, exposed stone walls, French window to front terrace and an en-suite wet room shower. Double bedroom 2 has access to the garden and an en-suite wet room shower and bath. Bedroom 3 is a small double and shares a modern tiled bathroom with double bedroom 4.

The property benefits from 4 terraces....North, South, East and West. 2 are covered terraces and two have wisteria covered pergolas. Ideal for dining out at any time of the day. The gardens of over an acre are mature with flowering shrubs, mature trees, a well and lawns. The 10m x 5m swimming pool is set in a walled and fenced enclosure with ample sunny terraces and views to the countryside. There is a detached garage of some 40m² with water and electricity and a workshop attached to the house. Ample parking.

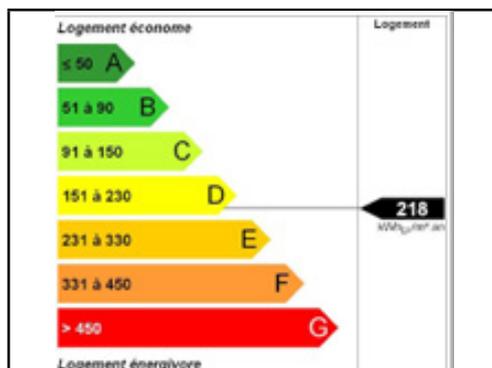
If you are looking for a high quality home in a beautiful location....then ask to view as soon as possible.

Location

In a rural location yet within 5 mins of the market village of Laroque Timbaut, Lot et Garonne. Agen with TGV, canal du midi is just 15 mins.

Toulouse and Bergerac airports approx 1 hour

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