

# Lafite Scholfield

BELLES DEMEURES

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**LS312**

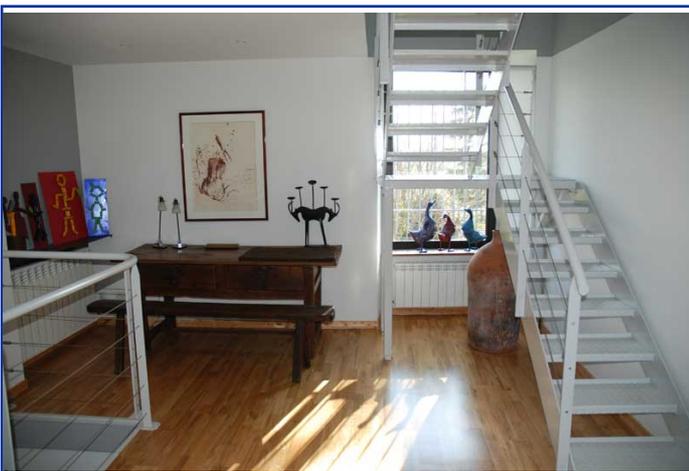
**642 000€**

A stunning combination of ancient stone farm on the exterior and an ultra modern, state of the art home on the interior, set in 30 acres with outbuildings, guest accommodation, and views, nr Tournon d'Agenais, Lot et Garonne. The original facade of this stone farmhouse hides a superb designer interior where space and top quality fitments are the order of the day. Some 350m2 bright accommodation with underfloor heat pump heating and high insulation.

A superb and surprising home in a peaceful rural location, yet only 10 mins from a major shopping area.

Bedrooms	5	Wine Cellar		Habitable Area	350m2
Reception	2	Outbuildings	Yes	Taxe Fonciere	1696
Kitchen	2	Swimming Pool	No	Price excluding commission	600 000€
Bathrooms	2	Central Heating	Yes	Commission	7,0%
Shower rooms	2	Land Area	30acs	Mandate N°	2680

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





The property is approached off a quiet country lane and a long private drive, around to the rear courtyard with house, parking area and barns.

Entrance into the very impressive open plan **Living/Dining/Kitchen (120m<sup>2</sup>)** open to the rafters, with light patio doors, tiled floor, modern woodburning stove in the living area. The kitchen is state of the art with enameled lava tops, high quality white goods and units. A most pleasant room whether you are on your own or with many guests. **Laundry room.** Through into the main house and a landing with steel stairs serving the two floors above. On the ground floor is the **Master Bedroom Suite 1 (80m<sup>2</sup>)** with very spacious bedroom area, a living area and at the end a hyper modern bathroom (see bottom right) with shower and bath, and a dressing room. This superb idea is repeated on the next two floors. On the second floor the **Bedroom Suite 2 (70m<sup>2</sup>)** offers a spacious bedroom area, a living area, dressing room, and modern shower room. The **Bedroom Suite 3 (70 m<sup>2</sup>)** is in the former attic, but with good head space. Spacious bedroom /living areas (possibly family room) and separate bathroom.

In the rear courtyard you have views out across the fields to the woodland beyond. The **2+ acres vineyard** is off to the side, and this is fully managed by the local winery. There is a **220m<sup>2</sup> barn** which is given over to hay storage and stabling for horses. **Small workshop of 20m<sup>2</sup>.** A short walk from the house is a former barn now part converted to offer a **120m<sup>2</sup> modern self contained Guest Apartment.** This is also very modern, with under floor central heating, offering a spacious Living Room, fully equipped Kitchen area, two large Double Bedrooms, an open, occasional bedroom, Shower Room and Laundry Room. Own fenced, lawned garden around with views to the countryside.

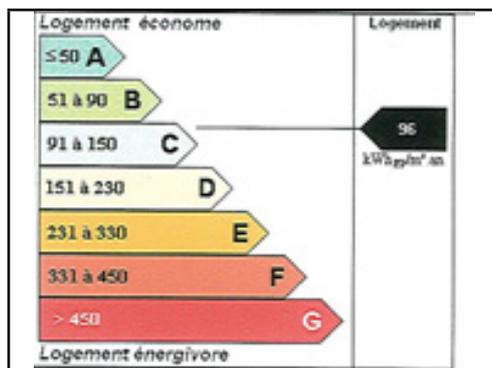
The grounds surround the property and amount to some **30 acres**, mostly fields ideal for horses, a 2+ acre vineyard and some oak woodlands. The views are open to peaceful countryside, and the property is private but not isolated. The hilltop bastide village of Tournon d'Agenais is close-by with its restaurants and shops and there are many other attractive villages, with produce markets. What makes this property quite unique is the hyper modern, high quality interior within a characterful old farm and in a beautiful setting.

## Location

The property is set in beautiful countryside close to the pretty bastide town of Tournon D'Agenais, Lot et Garonne. Grocers, bakers, restaurants, cafés and farmers markets in nearby villages.

The TGV is at Agen (4 hours Paris). Easy access to A62 and A20 motorways. Bergerac airport 70 mins and Toulouse airport 90 mins.

**Energy Efficiency:** expressed in kW hours per m<sup>2</sup> per year.



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