

Lafite Scholfield

BELLES DEMEURES

47470 Beauville, France

Tel : 00 33 553 95 97 28 Email : info@lafitescholfield.com Web site : www.lafitescholfield.com



LS405

750 000€

A most handsome country house set in 17 acres with swimming pool, lake, tennis court and guest cottage near the hilltop bastide village of Penne d'Agenais, Lot et Garonne. A spacious and very well appointed home renovated to the highest standards and surrounded by extensive grounds, including productive and profitable plum orchards. The property is located in a quiet rural spot yet is just a few minutes drive from the pretty bastide villages of Penne d'Agenais and Tournon d'Agenais with shops and restaurants. The international airports of Bergerac and Toulouse are 60 and 75 mins drive respectively.

Bedrooms	3 + 2	Wine Cellar		Habitable Area	347m2
Reception	3	Outbuildings	2	Taxes Foncières	3913€
Kitchen	1	Swimming Pool	YES	Price excluding commission	700 000€
Bathrooms	2	Central Heating	YES	Commission	7,1%
Shower rooms	1	Land Area	17acres	Mandate N°	2690

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





The property is approached via a long drive and is very private. You arrive well and can admire the lovely facade of the house. Ample outside parking and a double garage off to the left.

The front porch is capped by a typical Pigeonnier of the area. Entrance hall with 'cathedral' height ceiling up to the rafters, and beautiful elm staircase leading up to the gallery. Straight ahead is the spacious living/ dining room (some 80m²) across the rear of the house with triple aspect and French windows out to 30m² tiled and part covered dining terraces overlooking the countryside. To the right the living area offers a large open fireplace , and lovely oak floor. To the left a generous dining area again with oak floor and views . To the left of the entrance hall is the bright and beautifully fitted Schmidt custom built kitchen (25m²) with everything you could desire , with central island /breakfast bar and dining area. Arch to a proper utility /laundry room. To the right of the hall is the second living room (25m²) with lovely oak floor, woodburning stove and door to study.

The elm staircase leads to the first floor gallery with a mezzanine area. Master suite 1 with huge double bedroom (40m²) with oak floor, built-in wardrobes and French windows to balcony with views over the countryside. En-suite modern bath and shower room. Double bedroom 2 also has a balcony overlooking the views. Modern bath and shower room shared by bedrooms 2 and 3.

To the side of the house is the 16m x 6m swimming pool (electric security cover) with generous sunny terraces and pool house with changing room, shower /WC and kitchenette. Behind hedging beyond the pool is the guest cottage or letting gîte. This is smartly appointed and offer living /kitchen, 2 bedrooms and 2 shower rooms. This is currently let for holidays and provides an income. An outbuilding offers 3 loose boxes for horses.

On the western side of the grounds is a large lake, stocked with fish and alongside, an all weather tennis court.

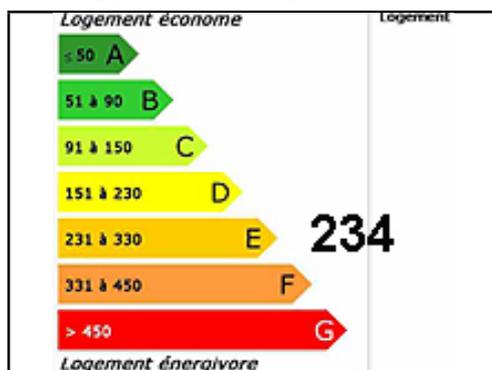
The property is surrounded by 5.2ha (12 acres) plum orchards which provide the plums for the famous Pruneau d'Agen (Agen prunes). These orchards are fully managed and provide a very substantial income. 5 acres gardens and fields bring the total area up to 17 acres.

A delightful country property in a peaceful location with the added benefit of substantial income.

Location

Set in peaceful countryside just a few minutes drive from the bastide villages of Penne d'Agenais and Tournon D'Agenais. Agen with the TGV 30mins. Bergerac airport 1hr. Toulouse airport 75mins

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