

# Lafite Scholfield

BELLES DEMEURES

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**LS353**

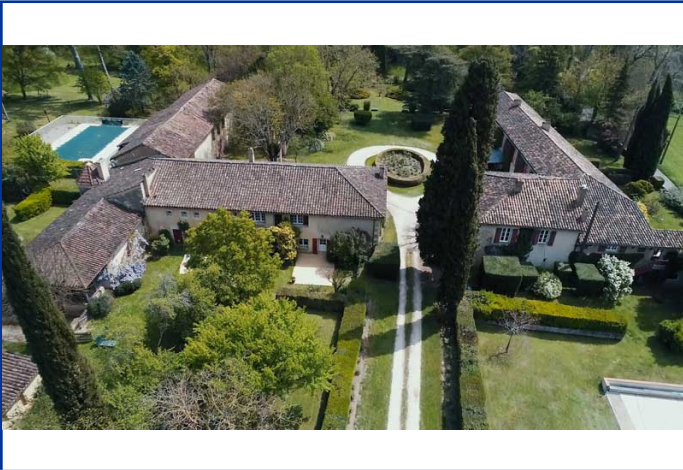
**1 250 000€**

A most substantial and historic 17th century manor domain set in park gardens and grounds of some 32 acres with lake and two swimming pools and spa complex, in a quiet rural location nr Auch, the capital of the Gers.

Presented in move-into condition and with several rooms enjoying historic listed murals, this property is currently set up as the main residence plus 5 letting gîtes and 2 B&B suites. The latter are sold fully furnished and equipped, ready to be let. The business has a substantial turnover and trading history, and is capable of being developed further. Toulouse airport 70mins

Bedrooms	21	Wine Cellar	Yes	Habitable Area	1100m2
Reception	7	Outbuildings	Yes	Taxes Foncières	7000€
Kitchen	6	Swimming Pool	2	Price excluding commission	1 180 000€
Bathrooms	7	Central Heating	Yes	Commission	5,9%
Shower rooms	5	Land Area	32 acres	Mandate N°	<input type="text" value="2890"/>

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



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LS353G3Bed1.jpg

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LS353Pool2.jpg

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LS353Pool1.jpg



The property is quietly and privately situated on the outskirts of a village nr the gascon capital of Auch. Entrance via long driveway to ample parking areas. The buildings are set around a central courtyard and surrounded by majestic, centuries old trees in the park gardens.

**The 17th cent Manoir** itself is a listed historic building because of the numerous and highly attractive murals and ceilings painted by the famous Mario Cavaglieri, a previous owner of the domain. The owner's accommodation extends to some 400m<sup>2</sup> including salon with fireplace, country kitchen, 3 bedrooms and shower room. Extensive cellars and workshops.

**Two high quality B&B suites** are in the manoir building with independent access. Suite 1 offers a superb salon with painted ceiling and fireplace, double bedroom and bathroom. Suite two offers a most spacious double bedroom and bathroom.

**Gîte1:** A characterful self contained gîte of some 172m<sup>2</sup> offering accommodation for 8 people. Living room with fireplace, fitted kitchen, 4 bedrooms and bath and shower rooms.

**Gîte 2:** Some 152m<sup>2</sup>, 4 bedroom accommodation for 7 people. Fenced garden. Two Lebanon cedars of 250 years old.

**Gîte 3:** A spacious 145m<sup>2</sup>, 3 bedroom gîte on two floors offering accommodation for 6 people.

**Gîte 4:** A converted coach house offering 110m<sup>2</sup>, 3 bedroom accommodation. High beamed ceilings. Suitable for 5 people

**Gîte 5:** In the oldest wing of the manoir, this cottage offers 118m<sup>2</sup>, 2 bedroom accommodation. Ideal as managers accommodation if required.

The five gîtes and two B&B suites are sold fully furnished, ready to accept guests. There is a heated spa building with sauna and spa bath. Two large and heated swimming pools are in the grounds.

The grounds extend to some 32 acres and include a lake, waterfall, outbuildings, an island and are crossed by the river Gers.

### Location

The property is situated in the heart of Gascony, just 5 minutes from the capital Auch, Gers. An area of unspoilt natural beauty, and peaceful living. Direct access by good roads to Toulouse airport (70mins) and the motorway and TGV network.

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

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