
Lafite Scholfield

BELLES DEMEURES

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LS325

1 125 000€

An exceptional and rarely available fortified Gascon Chateau, dating from the 13th century and set in 5 acres with guest cottage, swimming pool and 360° panoramic views to the countryside nr Condom, Gers. Renovated in recent years (new guest cottage, new roofs, pointing etc) this imposing property offers some 400m2 accommodation on three floors, plus an extra floor to renovate if required.

Stunning views. Between Agen and Condom.

Bedrooms	5	Wine Cellar		Habitable Area	400m2
Reception	3	Outbuildings	Yes	Taxes Foncières	2998
Kitchen	1	Swimming Pool	Yes	Price excluding commission	1 061 000€
Bathrooms	2	Central Heating	Yes	Commission	6,0%
Shower rooms	2	Land Area	5acres	Mandate N°	<input type="text" value="2763"/>

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





The Chateau is set privately off a quiet country lane in an elevated position. Private drive to parking and garaging in the barn. The Chateau is presented in good order, with re-pointed exterior and a new roof 12 years ago.

Double doors to **Entrance Hall** with cloakroom off. Ahead is the fitted country **Kitchen** with Aga and dining area. French doors lead to the outside **Dining Terrace** with outlook over the fountain to the countryside beyond. Spacious **Dining Room (30m²)** with exposed stone walls. Ground floor **Double Bedroom 1** with exposed stone walls and **en-suite Bathroom** and a **Laundry Room**. On the first floor is the **Grand Salon** which has a triple aspect, 4m high ceiling à la Française and a monumental open fireplace. Oak floors and one mullioned window. **Cloakroom**. Also on this floor is a **Living/TV room** with 4m high ceiling à la Française. On the second floor are **4 spacious Double Bedrooms**, all with views, two with en-suite facilities and a separate modern **Shower Room**.

The 4th and 5th floors are spacious and ready to be converted to further accommodation if required (possible to create a complete 3 bedroom apartment here) Access to the ramparts with 360° views to the countryside.

In the courtyard is a large **stone Barn** under a new roof, with on the ground floor a **Garage and Workshop**. Stairs on the outside lead to the first floor **Guest Apartment**. This is brand new and offers some 120m² accommodation: spacious **Living/Kitchen** and **2 Double Bedrooms with en-suite bath and shower rooms**. Ideal for extra guests or indeed for letting out in the Summer.

The **8m x 8m Swimming Pool** is within a fenced enclosure and has terracotta tiled terraces around, plus a small pool house. Covered dining terrace.

The grounds of some **2.3ha or 5.6 acres** surround the property and are mostly lawned gardens with lovely mature trees and shrubs. Views to the open countryside in all directions from this elevated position.

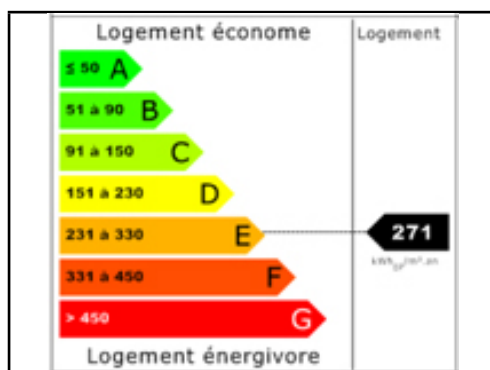
A unique property in a superb location. Close to Condom, Eauze, Lectoure, Fleurance and Agen.

Location

The property is set in beautiful countryside close to the popular market town of Condom in the Gers. Grocers, bakers, restaurants, cafés and farmers markets in nearby villages. In the heart of Gascony vineyards.

The TGV is at Agen (4 hours Paris). Easy access to A62 and A20 motorways. Toulouse and Bordeaux airports about 90mins.

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



For further details and to arrange an appointment to view, please contact
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