
Lafite Scholfield

BELLES DEMEURES

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LS389

555 000€

Rarely available. A beautifully renovated 18th century home on the ramparts of the bastide village of Beauville, Lot et Garonne, with garden, swimming pool and views to the valley below. Renovated to a high standard and offered in move-into condition, this spacious home is ideally situated to offer high quality B&B in this popular village- there are 3 superb bedroom suites with a private salon, created with this in mind.

A delightful village with bakery , grocer's store, café and popular restaurant. Toulouse international airport 1 hour. Bergerac 75 minutes.

Bedrooms	4	Wine Cellar	1	Habitable Area	310m2
Reception	3	Outbuildings	1	Taxe Hab	1620€
Kitchen	1	Swimming Pool	YES	Taxe Fonciere	2134€
Bathrooms	1	Central Heating	YES	Mandate N°	<input type="text" value="2623"/>
Shower rooms	3	Land Area	125m2		

All measurements are approximate. Details non-contractual.



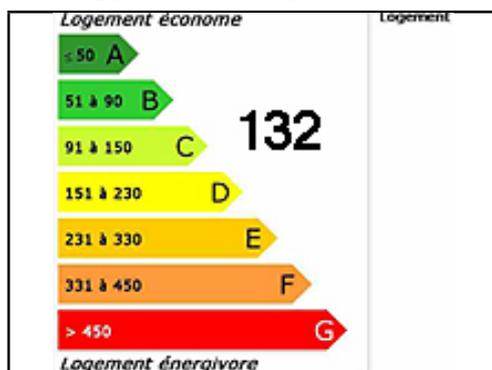


This handsome 18th century home is set on the market square of the bastide village of Beauville, with its arcades and shops and restaurant. Parking on the square. The house is approached under the arcades and into the entrance hall, with wood panelling, wood floors. Lobby area. Ahead are double doors into the bright Salon (40m²) with 3 windows out to the views. Lovely wood floors, fireplace, high decorated plaster ceiling and glazed door out to the sunny south west facing stone tiled terrace. This overlooks the garden and swimming pool and out to the valley below. Archway through to the dining room with marble fireplace, wood floor and 2 windows out to the square. Superbly fitted modern kitchen with long island with granite tops, breakfast bar, window out to the terrace. Beautiful elm stairs lead up to the spacious and bright first floor landing which is really quite impressive. Two arches lead into a lovely double salon with wooden floor, two marble fireplaces, and 4 windows looking out onto the pretty village square. This can be used as a private salon by B&B customers. Cloakroom. On this floor are 2 superb bedrooms suites, currently used for luxury Bed and Breakfast. Bedroom 1 (about 30m²) with fitted carpet, wood paneling and two windows with superb views of the valley below. En-suite modern bathroom with bath and walk-in shower. Bedroom 2 (about 28m²) with fitted carpet, 2 built-in wardrobes, views to the valley and a modern wet-room shower. Stairs lead up to the upper gallery and bedroom 3 (about 20m²) with views over the square, modern en-suite wet room. Bedroom 4 (about 22m²) with views over the square and very spacious modern dressing and shower room. There is a small boarded attic, if further accommodation is required. Below the house is a wine cellar. At the rear of the house is a wide, stone tiled sunny terrace with steps leading down to the 8m x 3m swimming pool. This has a dining terrace at the end, on the ramparts, with stunning views to the open countryside. Small stone outbuilding housing the pool equipment. Pretty patio garden. Overall the garden/ pool area measures some 125m². This beautifully appointed home is ideal as a permanent home for a family, or to continue the luxury B&B which would bring in an income. In both cases, being in the heart of this attractive bastide village means you will be a part of the community. What more could you ask for? The property is available largely furnished, by separate negotiation.

Location

In the heart of the bastide village of Beauville, Lot et Garonne. On the market square, with restaurant, bakery, grocers store, pharmacy and café. All you need for day to day living is on hand. Carrefour supermarket 10 mins away in Laroque Timbaut. Agen just 25 minutes. Toulouse and its international airport 1 hour and Bergerac airport 75 mins. Access to the A62 and motorway network at Moissac, 25 mins.

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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