

Lafite Scholfield

BELLES DEMEURES

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LS422

890 000€

A classic 19th century Maison de Maître set in a mature park gardens of 2.5 acres with ancient cedars, plane and lindern trees, within the bastide town of Villeneuve sur Lot, Lot et Garonne. This substantial home offers elegant 6 bedroom accommodation with spacious reception rooms in a home typical of this era, built in 1870. There is an attached 17th century house with guest apartment, Pigeonnier, wine cellar and garaging. The property is in a semi rural environment on the outskirts of the bustling town of Villeneuve sur Lot, with its weekly produce and organic markets and wide range of shops. Bergerac airport 1hr, Toulouse airport 90mins

Bedrooms	6+1	Wine Cellar	Yes	Habitable Area	360m2
Reception	3	Outbuildings	YES	Taxes Foncières	5096€
Kitchen	2	Swimming Pool	NO	Price excluding commission	850 000€
Bathrooms	1	Central Heating	YES	Commission	4,7%
Shower rooms	2	Land Area	1ha 2.5ac	Mandate N°	2886

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





Access to ample parking , and garaging via an electric gated entrance.

As you walk around to the front of the residence you are already impressed by the park gardens with their specimen trees and lawns of over 2 acres.

Entrance hall with typical black and white tiles of the era, leading to the formal salon (30m²) with white marble fireplace, old oak floors, decorative plaster ceiling (3.7m high) and 3 windows out to the gardens. Formal dining room (35m²) with old oak floor, marble fireplace, wood wainscoting and 3 windows out to the gardens. Modern fitted kitchen (25m²) with granite tops, island, Lacanche range, tiled floor and door to a sunny verandah. Large utility room. Lovely curved stairs lead up to the first floor landing where there are 4 very large double bedrooms, one with an en-suite bathroom, and one which is some 40m² with a fireplace and living area. There are 2 further attic bedrooms and a shower room to re-decorate. 4 further rooms which could be converted. So, a possible 10 bedrooms for the house. Under the house are extensive wine cellars and workshops.

There is an attached, much older looking and rustic 17th century house with a Pigeonnier, wine cellar, wine making room and garage. Self contained 55m² 1 bedroom apartment suitable for extra guests. It is currently let long term for 400€/m. It would be possible to convert the whole of this substantial building to a complete second home if required.

The house is surrounded by its park gardens of 2 acres with majestic cedars and plane trees and flowering limes and extensive lawns. Plenty of room for a swimming pool.

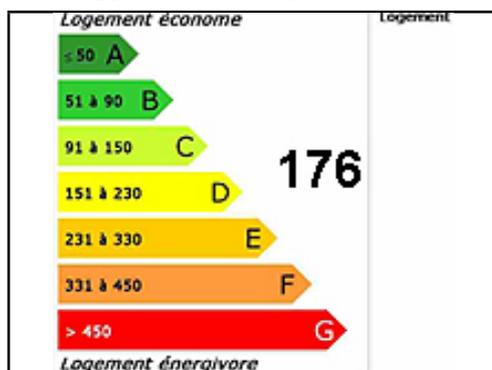
Located on the edge of Villeneuve sur Lot, you can reach the town centre in 4 minutes by car.

This classic French Maison de Maître will make a fine principle home, but also lends itself to creating a high quality B&B or boutique hotel business.

Location

Edge of Villeneuve sur Lot, Lot et Garonne

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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