
Lafite Scholfield

BELLES DEMEURES

47470 Beauville, France

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



LS404

1 750 000€

A most impressive 17th century country chateau set in 22 acres grounds in a beautiful rural area nr the popular town of Gaillac, Tarn. Fully renovated and well appointed, this handsome property offers a very full package: 7 bedrooms, 7 bathrooms, spacious reception rooms, all weather tennis court, 14m heated swimming pool, 22 acres with field shelter for horses, well, Orangerie, Pigeonnier and 2 independent cottages (which can be let for holidays or used for guardians). Just about everything you could wish for in a rural French property.

Bedrooms	7 + 2	Wine Cellar		Habitable Area	646m2+
Reception	3	Outbuildings	Yes	Taxes Foncières	2130€
Kitchen	1+2	Swimming Pool	Yes	Price excluding commission	1 666 000€
Bathrooms	4	Central Heating	Yes	Commission	5,0%
Shower rooms	3	Land Area	22acres	Mandate N°	<input type="text" value="2876"/>

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





A long, cypress lined private drive leads up to the château's gated entrance, and generous parking and covered parking area.

As you walk up to the château, you are impressed by the beauty of this handsome 17th century home, with massive cut stone walls and mullioned windows. The whole has been renovated with underfloor central heating, double glazing, new electrics and to standards drainage system.

Carved stone front doorway to vaulted entrance hall. Stone floors throughout. Informal dining room with ceiling à la Française, monumental stone fireplace and access to rear terraces. A fully fitted country kitchen with granite tops, Aga cooker and door to rear dining terrace. Cloakroom. Snug living/TV room with fireplace with woodburning stove. Orangerie with cobbled floor . From the hallway, stone stairs lead to the first floor landing which is light and gives onto a balcony with sweeping views over the surrounding countryside. Spacious salon (45m²) with ceiling à la Française, decorated fireplace and double aspect. Formal dining room (35m²) with open fireplace and ceiling à la Française. Study with fireplace. 2 guest bedrooms on this floor: one en-suite and a separate bathroom.

The stone stairs continue to the second floor with master double bedroom (30m²) with fitted carpets, fireplace and en-suite bath and shower room. 3 further double bedrooms and bathrooms on this floor. Upstairs is bedroom 7 with shower room and a dormitory for children.

The château is surrounded by park gardens with mature trees and lawns. Pretty Pigeonnier and well. The rear lawns lead to the pastures around the property ideal for keeping horses. Field shelter. To the side are 2 guest cottages, each with kitchen/living rooms, 1 bedroom and shower room. They are independent, can be let for holidays, or more practically offered as accommodation for a guardian.

14m long heated swimming pool with ample sunny terraces around in a private garden environment. To finish.. an all weather tennis court surrounded by lawned gardens.

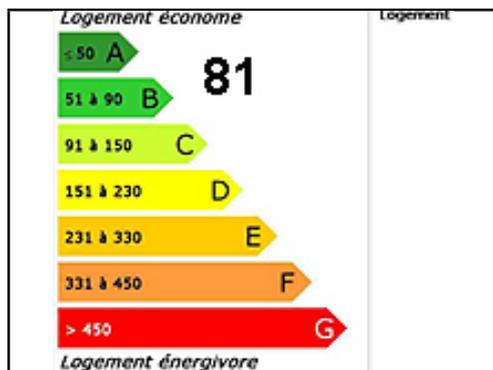
This really is a "complete" property with everything you could wish for. Set in a quiet rural location yet the nearest village with shops , market and restaurants can be reached on foot. Gaillac is just a few mintues drive and Toulouse under the hour.

Location

Near the popular market town of Gaillac set amidst its vineyards. Not very far from the cathedral city of Albi.

Toulouse international airport can be reached in uder one hour.

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