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# Lafite Scholfield

BELLES DEMEURES

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**LS374**

**820 000€**

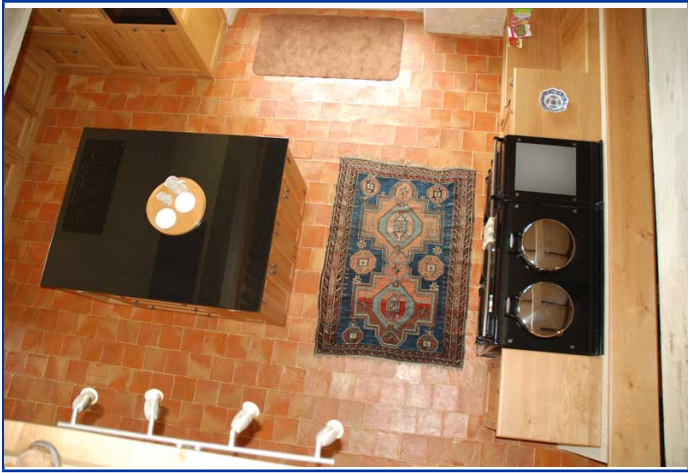
A substantial country property comprising a spacious country house, pretty Pigeonnier and swimming pool, all with panoramic views to the Gascon countryside and set in around 2.8 acres grounds, near the popular market town of Condom, Gers. The house has been the subject of a 100% renovation in recent months, under architect supervision, to create a most comfortable family home offering 464m<sup>2</sup>, 6 bedroom accommodation. Terracotta and polished limestone floors, solid oak windows and doors throughout, full central heating ( part under floor) modern quality bath and shower rooms and a superb kitchen with Aga. Everything a discerning buyer may be looking for today. 10 mins Condom, and easy access to Toulouse.

Bedrooms	6	Wine Cellar		Habitable Area	464m <sup>2</sup>
Reception	2	Outbuildings	YES	Taxes Foncières	
Kitchen	1	Swimming Pool	YES	Price excluding commission	781 000€
Bathrooms	2	Central Heating	YES	Commission	5,0%
Shower rooms	3	Land Area	2.8acres	Mandate N°	<input type="text" value="2920"/>

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







This attractive property is in a rural but not isolated position with gorgeous views in all directions to the beautiful Gascon countryside. Access via a long drive off a quiet country lane, to ample parking in front of the house, and integral double garage. Large covered terrace/porch of some 35m<sup>2</sup> with limestone tiling. Lovely solid oak front door leading to hallway with terracotta tiled floor and cloakroom. Double doors lead through to the spacious (70m<sup>2</sup>) open plan kitchen/ dining and living room with lovely terracotta tiled floor, high ceiling open to the rafters, exposed stone walls and French windows out to sunny terrace and gardens. The kitchen is superbly fitted with custom built oak units, with oak and granite tops, central island, and electric Aga range. Dining area with oak floor to one side and a living area of dining room to the other with monumental fireplace. Gallery over.

The main living room ( 5.0m x 8.15m) has a polished limestone floor, open fireplace, beamed ceiling and French windows out to terrace with panoramic views. To the right of the entrance hall is a Study or bedroom 7 (3.3m x 3.6m) with an en-suite shower room. Utility /laundry room. Large double garage ( 8.4m x 5.5m) suitable for 2 cars and a workshop. Boiler room with new, modern oil fired central heating boiler serving underfloor to ground floor and radiators upstairs.

From the entrance hall a solid oak staircase leads up to the first floor, with a gallery serving 6 bedrooms. Master Bedroom1 (5.0m x 6.0m) with polished limestone floor and French window giving out to the splendid views. Walk in shower to one side and modern bathroom to the other. Single bedroom 2 ( 3.5m x 2.5m) with oak floor and views. Double bedroom 3 (5.36m x 4.07m) has tiled floor and ceiling open to the rafters, and views. Single bedroom 4 ( 3.8m x 2.4m) has tiled floor and views. Modern family tiled bathroom with bath and shower. Double bedroom 5 (4.0m x 3.8m) with tiled floor, high beamed ceiling and French window to views. Double bedroom 6 is spacious ( 5.15m x 4.15m) with high ceiling open to rafters, polished limestone floor, 2 French windows to views and en-suite walk in shower room.

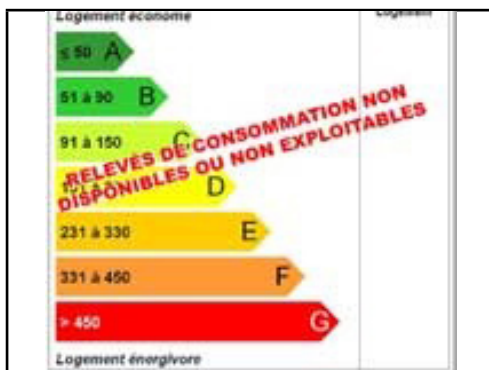
A few steps from the house is the swimming pool area with 10m x 6m salt water infinity swimming pool with electric security shutter, and of course panoramic views from the extensive stone tiled terraces. . Pretty Pigeonner with changing room and shady covered dining terrace. The property benefits from a new, to standards drainage system. Approx 1.15ha ( about 2.8 acres) of grounds around the house, mostly down to lawns. Move straight in to this superbly presented property.

### Location

In a pretty, elevated rural location just 10 minutes from Condom, Gers, and also with easy access to Agen for the TGV, airport (Paris), A62 motorway and major shops and restaurants.

90 minutes to Toulouse international airport.

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



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