

# Lafite Scholfield

BELLES DEMEURES

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LS421

780 000€

A unique opportunity to acquire a most substantial village centre residence with gallery or retail space , swimming pool, sun deck and country views, Tarn et Garonne. This attractive building has been renovated to a very high standard on 3 floors of some 180m2 each. Gallery or other retail on the ground floor, with 100m2 sunny terrace in front, main apartment on the first floor, with outside deck and covered patio and infinity swimming pool, and spacious guest accommodation on the second floor. So, the possibility of a smart home, with your own business below and set in the heart of a sought after hilltop village in Tarn et Garonne, with restaurant, shops and weekly market. Toulouse airport 75 mins

Bedrooms	4	Wine Cellar	YES	Habitable Area	509m2
Reception	2	Outbuildings	YES	Taxes Foncières	3000€
Kitchen	3	Swimming Pool	YES	Price excluding commission	732 000€
Bathrooms	3	Central Heating	YES	Commission	6,6%
Shower rooms		Land Area	200m2	Mandate N°	2883

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





Set in the heart of a pretty hilltop village, this attractive residence has been the subject of a thorough, top to bottom renovation with quality materials throughout... stone or solid oak floors, double glazing, efficient heat pump heating, exposed stone walls, high ceilings and the luxury of a first floor salt water swimming pool with panoramic country views.

The ground floor (approx 180m<sup>2</sup>) is currently given over to an art gallery/tea room, but could equally suit being a restaurant, shop, business offices or just used as part of the residential accommodation. Stone slabbed floors in two rooms, one of 120m<sup>2</sup> and one of 60m<sup>2</sup>, with underfloor heating, a kitchen, 3 WCs, high ceilings and two wine cellars cut into the rock below. 6 large arcaded windows give out to the 100m<sup>2</sup> terrace and the village green. To the rear a double garage and workshop.

Stone stairs lead to the vast first floor apartment of some 180m<sup>2</sup>. Entrance to the open plan living/dining/kitchen (120m<sup>2</sup>) with lovely solid oak floor, high ceiling, modern central woodburning stove, underfloor heating and superb views to the valley below and to the village green. Fully fitted kitchen. There is a double bedroom with very modern bath/shower room alongside and dressing room. Guest double bedroom. Laundry room or child's bedroom. French doors lead out to the sun deck with spectacular views over the salt water infinity swimming pool to the countryside below. Covered dining terrace for enjoying the outside life.

Stairs continue to the second floor where there is a second stunning open plan living room of 120m<sup>2</sup> with cathedral ceiling, central woodburning stove, poplar floor, reversible air conditioning. 2 self contained guest suites of living/fitted kitchen, mezzanine double bedroom and bathroom. These are ideal for visitors/family, but could easily be rented out for B&B as there is private access from street level up.

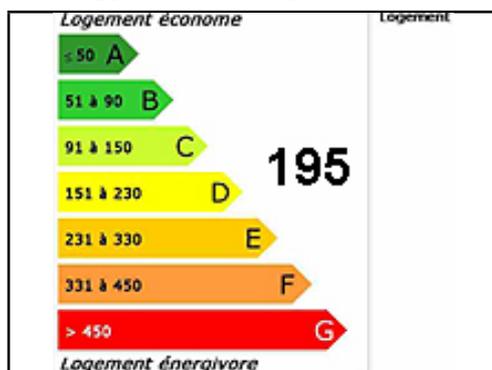
There we have it: an unusual residence of very high quality and exceptional living space, combining village life with the privacy of its first floor deck and swimming pool. All this with the potential to run your own business.

### Location

In a sought after hilltop village in north Tarn et Garonne, close to Montaigu de Quercy, Beauville, Cahors.

Access via Toulouse or Bergerac airports, A62 and A20 motorways.

**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**