

Lafite Scholfield

BELLES DEMEURES

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LS364

750 000€

A charming country ensemble of Maison de Maître, with guest wing, Pigeonnier, stone barn all set in 10 acres grounds, including a 2 acre park with centuries old cedar trees, within 10 mins of the busy town of Agen, Lot et Garonne. The property has been the subject of a complete and very tasteful renovation (new roof, underfloor central heating, double glazing etc) and is presented in impeccable condition. The best of both worlds with a quiet rural location and easy access to town for shops, restaurants, the TGV and airport. Toulouse 70 mins, Bergerac airport 90 mins.

Bedrooms	6	Wine Cellar	1	Habitable Area	
Reception	3	Outbuildings	2	Taxe Fonciere	1500€
Kitchen	1	Swimming Pool	No	Price excluding commission	700 000€
Bathrooms	2	Central Heating	Yes	Commission	7,1%
Shower rooms	1	Land Area	10 acres	Mandate N°	2468

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





The property is set in a quiet rural location, down a country lane, and with access via electric gates to a courtyard and plenty of parking in the shelter of the barn. The house is in front of you, with a guest wing at right angles. The house is heated by an efficient heat pump and boiler, via underfloor central heating, plus radiators. All new utilities and new double glazing throughout.

Entrance hall with lovely tiled floor, leading right to the salon, again with the same tiled floors, beautiful carved stone open fireplace. A bright and airy room. This continues around to the rear and French windows to rear dining terrace. Dining room, ideal for entertaining. A side hall, with cloakroom, leads to the modern, fully fitted kitchen/dining room with larder.

There is an absolutely gorgeous new staircase made by a craftsman, in aged Plane tree wood. First floor landing off which are distributed 3 double bedrooms (one with en-suite shower room), a study and family bathroom. All is well presented and decorated.

The guest wing allows you to welcome your guests, giving them some independence. There is a hall, large living room with fireplace (easy to add a corner kitchen here) , a small room and upstairs 3 double bedrooms and a bathroom.

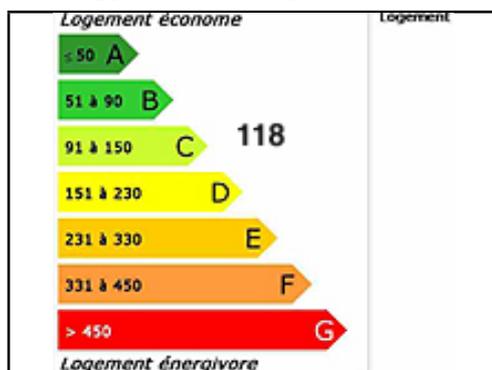
Outside in the courtyard is the pretty Pigeonnier building, with old bakery room attached, with small wine cellar. The building has a good roof but requires internal renovation. There is a huge stone barn ideal for workshops, parking or even for conversion (subject to planning). The 2+ acres gardens surrounding the house are peaceful and contain a great number of centuries old Cedar trees...quite majestic. The rest of the land is made up of some 8 acres oak woodland and small pasture, on slopes around the gardens. There are lovely walks through these, and an ancient stone Fountain building containing a spring, and a second spring which is pumped to water the garden.

This is a delightful property, in excellent condition and offered at a very reasonable price.

Location

Set down a quiet country lane, yet only 10 minutes drive from the busy town of Agen, Lot et Garonne. TGV station, regional airport with flights to Paris. Easy access to A62 motorway. Toulouse airport 70 mins.

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