

Lafite Scholfield

BELLES DEMEURES

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LS427

640 000€

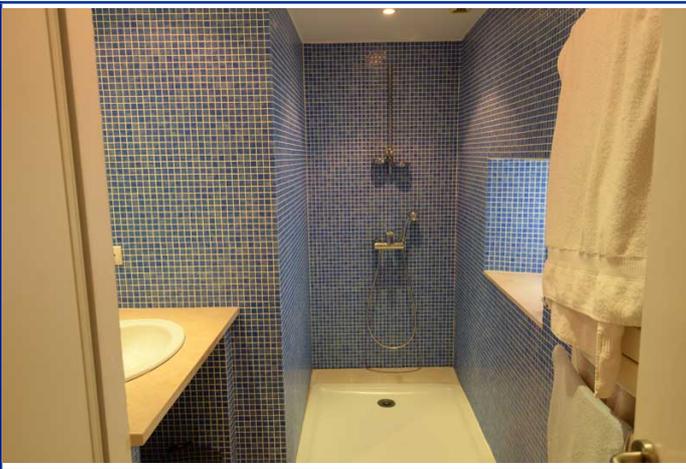
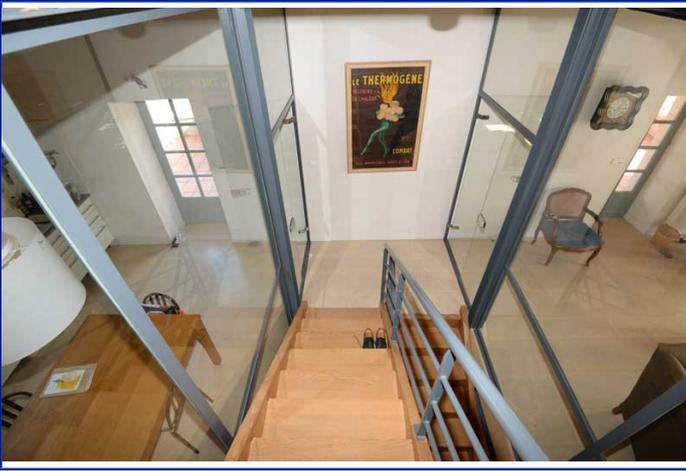
An exceptional residence dating from the 13th century and completely renovated by architect, set in the heart of a sought after hilltop bastide village in Tarn et Garonne.

With mullioned windows dating from the 14th and 16th century, ancient stone work and a first floor roof terrace, the contrast is with the loft style architect planned interior which is designed for modern day living. Centrally heated and mostly double glazed, with spacious and bright living rooms, and stunning views of this mediieval village and the countryside from the terrace. Shops and restaurants and café life just a step away. Toulouse and Bergerac airports 90mins.

Bedrooms	4	Wine Cellar	YES	Habitable Area	260m2
Reception	2	Outbuildings	NO	Taxes Foncières	2000€
Kitchen	1	Swimming Pool	NO	Price excluding commission	600 000€
Bathrooms		Central Heating	YES	Commission	6,7%
Shower rooms	2	Land Area		Mandate N°	2942

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





This historic building has been the subject of a top to bottom renovation and now offers a spacious 260m² family home with 4 bedrooms.

Entrance via what is today an architect's office to what could be a spacious hall of some 40m² with polished stone floor tiles and a bright arched French door.

Alongside is a bright library room (42m²) with 4.5m high poplar and oak beamed ceiling, polished stone floor and vaulted glazed entrance. On this ground floor are also the boiler room and a WC .Steel and wood stairs lead to a half floor with a shower room & WC and a full laundry room.

The stairs continue within glazed steel frames to the first floor and the bright living room (33m²) with polished stone floor and the two mullioned windows, view into the village.High beamed ceiling. Doorway to the 53m² terracotta tiled dining terrace. Half covered (to shade from the sun) and with views both into the village and in the other direction to the countryside below. BBQ fireplace with chimney. Access into the 19m² fitted kitchen with granite worktops and beamed ceiling.

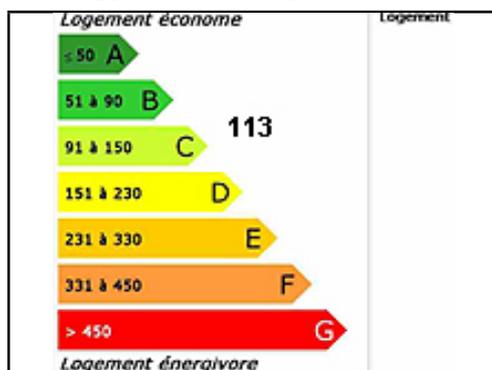
On the second floor are the bedrooms. Master bedroom 1 (13m²) with terracotta tiled floor , views to the countryside and the highest winco in the village ! . Modern tiled shower room and WC. Double bedrooms 2 & 3 both have oak parquet flooring and a bright outlook into the village. In the attic is double bedroom 4 with velux window. Under ths house is a secret, vaulted stone wine cellar.

This unique property is set in the heart of the hilltop bastide and is just a step away from several cafés and restaurants. The village also has a range of shops, bakery and a supermarket.

Location

Bastide village in Tarn et Garonne. Moissac 30 mins, Montcuq 10 mins, Cahors 1 hour
The international airports of Toulouse and Bergerac are 90 mins.
A62 nd A20 motorways easily accessed.

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