

Lafite Scholfield

BELLES DEMEURES

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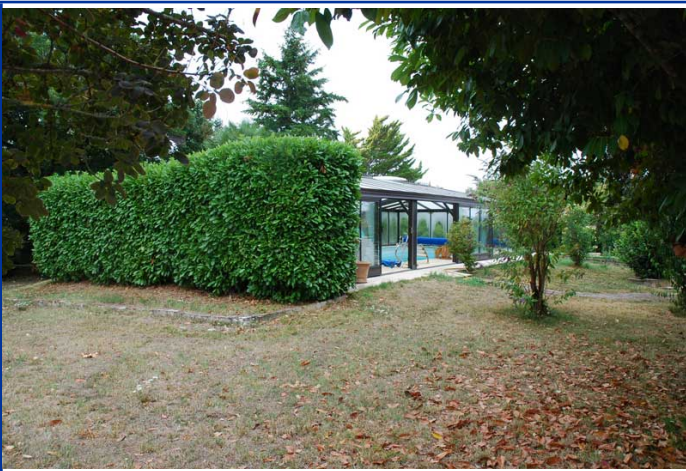
960 000€

A most attractive and impressive country chateau dating from 18th century and earlier, set in 57 acres land with heated indoor swimming pool and 3 cottages, nr a bastide village in northern Tarn et Garonne. Set down a long driveway and completely private, this spacious home has been almost entirely renovated and offers centrally heated accommodation of excellent proportions. A large family home rather than an enormous chateau. Surrounded by wooded grounds with a spring and with some 12 acres arable land. Peace and quiet guaranteed.

Toulouse and Bergerac airports each approx 80mins.

Bedrooms	5+	Wine Cellar		Habitable Area	386m2+
Reception	2	Outbuildings	Yes	Taxe Fonciere	2500€
Kitchen	1	Swimming Pool	Yes	Price excluding commission	900 000€
Bathrooms	1	Central Heating	Yes	Commission	6,7%
Shower rooms	1	Land Area	57acres	Mandate N°	2433

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





The chateau is approached down a long lane to gated entrance leading to parking under a timber car port. A short walk around to the courtyard and the chateau is in front of you, built in the beautiful white Quercy stone of the area.

The property is presented in generally very good condition, with stylish renovation, part double glazing and oil fired central heating. Entrance in the tower with small entrance hall with stone stairs leading upstairs and ahead into the very spacious salon with 2 French windows to the rear terrace and views, beamed ceiling, tiled floor, open fireplace. Archway to the equally spacious dining room, with tiled floor and 2 arches looking out onto the courtyard. An ideal room for entertaining. TV room or library leading out to the rear terrace. The kitchen is very large and modern with quality Gaggenau equipment, an island, dining area, terracotta tiled floor and door out to the courtyard. Laundry room.

Lovely stone stairs in the tower lead up to the first floor . Master double bedroom 1 some 30m² with 2 windows looking down a beautiful rural valley, fireplace and pine floors. Bathroom in the process of being renovated. 4 further double bedrooms (one with dressing room) . These rooms would benefit from re-decoration. There is a modern shower room with exposed stone walls. The stairs continue up to the top of the tower where there is a quiet study, with views.

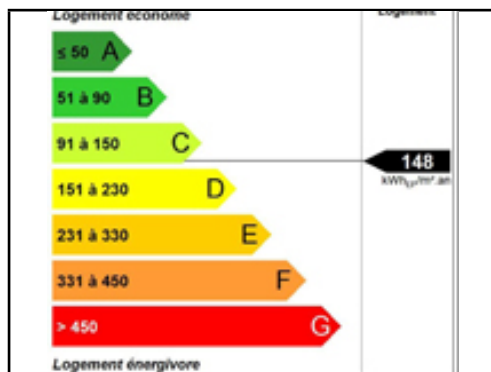
Around the courtyard are three cottages: Cottage 1: a former "bergerie" now a workshop and a 3 room cottage to be renovated. This could be made into a spacious gurdian's or guest cottage. Roof relatively new. Cottage 2: A small cottage offering living room, mezzanine, bedroom and shower. A bit basic now and would benefit from renovation. Cottage 3: The Pigeonner building has been renovated and offers 3 rooms and a shower room Again a small guest cottage. All the above need to be connected to a new septic tank drainage system, which requires to be installed to standards and which the owner will take into consideration when considering any offer.

The swimming pool is set in the gardens and is indoor, salt water, heated and 12m x 6m. Generous terraces within, and a tropical environment ! The pool needs a new liner. The gardens contain may ancient specimen trees such as cedars. Below the chateau iq the majority of the land which is oak woodland, with a spring. Some 8ha are planted with specimen trees under a grant. 5ha of arable land is tenanted until 2019 when it will become free again. A superb opportunity to own a country

Location

Set in a rural environment and close to several villages with shops and restaurants, in northern Tarn et Garonne. Equidistant between Toulouse and Bergerac international airports...each approx 80mins. Super environment.

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