

# Lafite Scholfield

BELLES DEMEURES

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**LS416**

**850 000€**

A most impressive manor house , mostly 18th century but dating back to medieval times, set up high on the edge of a small village with gardens, courtyard and field in front, with far reaching views, nr Marmande, Lot et Garonne. The village manor house now offers exceptionally spacious 8 bedroom accommodation plus a studio and guardian's apartment, and a swimming pool and an open outlook to countryside. An ideal home for a large family or indeed to run as an up market bed and breakfast business, as have the current owners.

Located between Agen and Bordeaux with Bordeaux airport just 60mins. Also Toulouse and Bergerac.

Bedrooms	10	Wine Cellar	YES	Habitable Area	600m2+
Reception	4	Outbuildings	YES	Taxes Foncières	3200€
Kitchen	3	Swimming Pool	YES	Price excluding commission	795 000€
Bathrooms	7	Central Heating	YES	Commission	6,9%
Shower rooms	2	Land Area	3.7acres	Mandate N°	2951

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





Set on the very edge of a small village, in an elevated position and with panoramic views to the countryside. Parking outside, or drive in through the ancient gatehouse to park in the courtyard.

This characterful manor house has been fully renovated with taste to retain the original feel of this 18th century home. Steps up to the front door and entrance hall with typical black and white 18th century floor tiles. To the left are the living room (30m<sup>2</sup>) with fireplace, high ceiling, terracotta and oak floor, leading to the large salon (40m<sup>2</sup>) with high ceiling, open fireplace, terracotta and wood floor. Both rooms are bright and with views. To the right of the hall is the elegant dining room (30m<sup>2</sup>) with oak floor, open fireplace and views. Behind is the small country kitchen, which could do with a re-fit. Study. On this floor, spacious double bedroom 1 (30m<sup>2</sup>) with oak floor, views and en-suite bathroom. Double bedroom 2 (20m<sup>2</sup>) with terracotta tiled floor, en-suite bathroom and views to the East gardens. Rear hall with cloakroom. Handsome stairs lead to the first floor where there are a further 6 spacious double bedrooms and 5 bathrooms. Many have lovely views to the countryside. An ideal set up for B&B. There is even a laundry room. Under the house is a run of cellars. The manor looks out over a 3 acre field across the road. To the side there are flat lawned gardens with views and flowering trees. Ideal for summer dining. In an enclosure, the 12m x 6m swimming pool with ample sunny terraces, a jacuzzi and an old stone well. Alongside the pool is a self contained guest studio (60m<sup>2</sup>) with open plan living/bedroom/kitchen area and separate shower room. To the rear of the house is an enclosed courtyard with old bread oven, prune oven, wine cellar. The ancient gatehouse has been re-roofed and would be an ideal project to create a small gite (subject to planning permission). On the end of the house, in what used to be the lookout tower, is an apartment (80m<sup>2</sup>) comprising a spacious living/kitchen, large double bedroom and bathroom. Currently used for a guardian, this too could be let for holidays. So, what you have is a large and characterful home which could bring in income from B&B, plus 2 independent studios and also a possible gite in the old gatehouse.

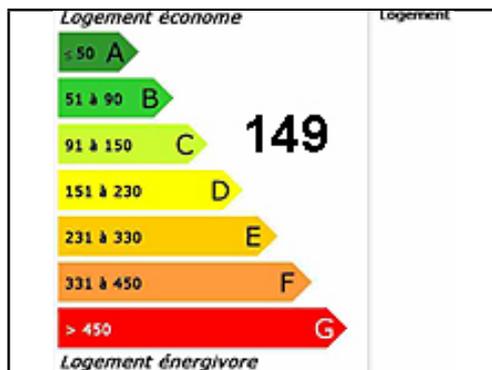
If a handsome home plus income potential would interest you, do not hesitate to come and visit.

### Location

Edge of a small hilltop village some 15 minutes from the bustling town of Marmande, Lot et Garonne.

Closest airport is Bordeaux, under the hour.

**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  
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