

# Lafite Scholfield

BELLES DEMEURES

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**LS391**

**549 000€**

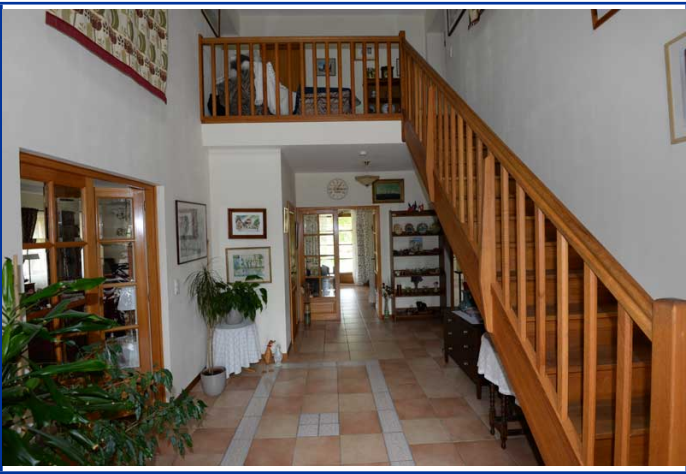
A most attractive country home built in Perigord stone to a high standard in 2007, set in 5 acres mature gardens, with swimming pool, garage and barn, nr Gourdon, Lot. This spacious home offers some 235m<sup>2</sup>, 4 en-suite bedroom accommodation in move-into condition in a delightful rural setting, yet close to villages with shops and restaurants, such as Gourdon, Prayssac, Villefranche de Perigord. The style is unmistakably of the Perigord and indeed the Dordogne is just a few minutes away.

If you are looking for a comfortable and low maintenance property, equipped to a very good standard, then come and view as soon as you can.

|              |     |                 |         |                            |                                   |
|--------------|-----|-----------------|---------|----------------------------|-----------------------------------|
| Bedrooms     | 4/5 | Wine Cellar     |         | Habitable Area             | 235m <sup>2</sup>                 |
| Reception    | 1   | Outbuildings    | Yes     | Taxes Foncières            | 1568€                             |
| Kitchen      | 1   | Swimming Pool   | Yes     | Price excluding commission | 513 000€                          |
| Bathrooms    | 1   | Central Heating | Yes     | Commission                 | 7,0%                              |
| Shower rooms | 3   | Land Area       | 5 acres | Mandate N°                 | <input type="text" value="2848"/> |

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





The property is approached off a country road, via a long drive up to ample parking and a double garage to the right of the house. It is a very impressive property as you drive up.

The house offers 235m<sup>2</sup> centrally heated accommodation, with all hardwood and double glazed windows, hardwood doors, bevelled glass in internal doors, French oak parquet floors. Underfloor central heating throughout.

Entrance hall with very high ceiling open right up to the rafters, giving an airy feeling. To the left and through glazed doors with bevelled glass into the double living room (45m<sup>2</sup>) with oak parquet flooring, feature custom built fireplace with insert, triple aspect so nice and bright and French windows to gardens front and rear. At the rear of the hall a sitting area ideal for contemplating the pool and garden beyond, or as a breakfast room. The country kitchen/ dining room (25m<sup>2</sup>) is fully equiped and fitted, with tiled floor and with a utility room behind, French windows to rear dining terrace. On the ground floor there is also a cloakroom and a study ( or bedroom 5).

From the hall the stairway leads up to the first floor landing, off which are 4 spacious double bedrooms, all with French oak floors, bright double aspects, 3 with built-in wardrobes, 3 with en-suite shower rooms and 1 with en-suite bathroom . All very comfortable up here and with views in all directions to the gardens and surrounding woods.

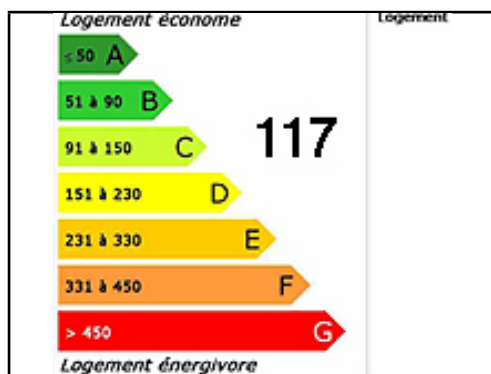
To the rear of the house is the swimming pool, 10m x 5m, with generous sunny terraces around, plus a pool house with covered dining/BBQ terrace. There is a mature formal garden surrounding the pool at the rear of the house and beyond that the land has been left as natural scrub, oak trees, a fruit orchard and a paddock large enough for a horse or two. Overall there are 2.13ha or over 5 acres grounds.

To the front of the house is the double garage and then further down the drive is a former agricultural barn which has been renovated to create an internal space ideal for parties, seminars, theatre, home cinema etc. The barn measures some 420m<sup>2</sup> overall. Ideal for someone with a car collection !

**Location**

In a rural setting on the borders of Lot and Dordogne, Gourdon 20mins, Cahors 30mins (access A20), Prayssac 15 mins, Villefranche de Perigord 10 mins. Toulouse airport 90mins, Bergerac 55mins

**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