
Lafite Scholfield

BELLES DEMEURES

47470 Beauville, France

Tel : 00 33 553 95 97 28 Email : info@lafitescholfield.com Web site : www.lafitescholfield.com



LS419

556 000€

A characterful Quercy stone farmhouse with outbuildings and swimming pool set in 33 acres grounds with panoramic views, nr the hilltop bastide village of Tournon d'Agenais, Lot et Garonne. A beautiful location for this spacious , renovated 4 bedroom home, with privacy guaranteed and views in all directions. The property is surrounded by 33 acres grassland and oak woodland, which require little or no maintenance. There is a large stone barn and a 4 car hangar. The swimming pool is in a super sunny spot with views. Tournon d'Agenais, and Montaignu de Quercy , with shops, markets and restaurants are each 5 mins away. Toulouse and Bergerac airports 75 mins.

Bedrooms	4	Wine Cellar		Habitable Area	165m2
Reception	1	Outbuildings	3	Taxes Foncières	1100€
Kitchen	1	Swimming Pool	YES	Price excluding commission	520 000€
Bathrooms	2	Central Heating	No	Commission	6,9%
Shower rooms		Land Area	33acres	Mandate N°	<input type="text" value="2866"/>

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





Accessed off a quiet country lane and then a long drive, bordered by flowering Japanese cherry trees, to ample parking under cover. There is a 4 car hangar and a large stone barn (suitable for conversion if required, or for stables)

As you walk around to the front of the white stone house, you are immediately aware of the superb views in all directions. The house is fully renovated, heated by fireplace and electric radiators and offerd in move-into condition.

Entrance to country kitchen (5.0 x 3.6) with pine floor, beamed ceiling and views to the countryside. Alongside is the beamed living room (5.0 x 4.6) with open fireplace, triple aspect and French window out to the 30m² covered dining terrace. Super views from both living room and terrace. On this floor is double bedroom 1 (5.8 x 2.9) with views to the valley and wood floor, door to the separate family bathroom with travertin walls.

Downstairs , double bedroom 2 (4.9 x 2.8) with exposed stone walls, views and terracota tiled floor. Family bathroom. Door out to the gardens. Double bedroom 3 (4.0 x 3.0) with an arched French window out to the garden and terracotta tiled floor. Double bedroom 4 (4.6 x 4.5) with terracotta tiled floor and French window out to the gardens, and exposed stone walls. In fact every room in the house has a view out to the rural valley below.

In the courtyard there is a very pretty Pigeonnier and a well. Steps lead up to the 12m x 5m swimming pool with generous tiled sun terraces around. The pool is surrounded by lawns and has lovely views. 33 acres of grassland and oak woodland surrounds the property. The current owner maintains the gardens around the house and the grassland is mown for hay by a neighbouring farmer. So, there is little maintenance. However, if you would like to keep horses here, the land is ideal and the barn could provide stabling.

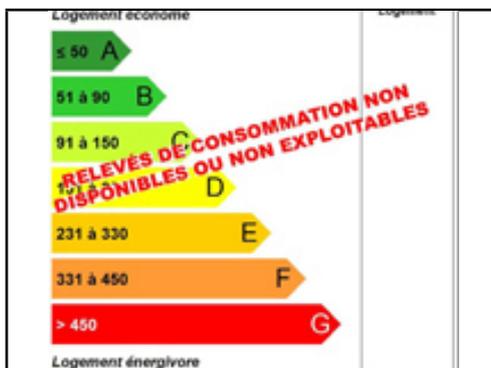
A delightful property in a quiet country location, yet close to villages with shops and restaurants. In the past substantial income has been generated by holiday letting (average 12 000€ per year over several years).

Location

In between Tournon d'Agenais, Lot et Garonne and Montaigu de Quercy.

Easy access from Toulouse and Bergerac airports. and also from A62 and A20 motorways.

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