

# Lafite Scholfield

BELLES DEMEURES

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LS418

599 000€

Panoramic views from this spacious stone country home with guest cottage, swimming pool, barn and 12 acres grounds nr the hilltop bastide of Penne d'Agenais, Lot et Garonne. You could not ask for a better location and more spectacular views. A peaceful rural spot yet just a few minutes drive from local shops and from villages with restaurants, shops and schools. The house is fully renovated and centrally heated, ready to move into and in addition a self contained guest cottage for friends, family or for letting out. The barn has 4 loose boxes and there are 3 pastures suitable for horses.

A lovely home in an idyllic rural location. Toulouse and Bergerac airports 75 mins.

Bedrooms	5+1	Wine Cellar	1	Habitable Area	235m2
Reception	2 + 1	Outbuildings	2	Taxes Foncières	2465€
Kitchen	1+1	Swimming Pool	YES	Price excluding commission	560 000€
Bathrooms	2	Central Heating	YES	Commission	7,0%
Shower rooms	2	Land Area	12acres	Mandate N°	2857

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





The property is reached via a quiet country lane, through electric gates to a drive leading to ample parking and a 3 car port. From the courtyard you see the house, barn, guest cottage and over the swimming pool to the beautiful valley below. Entrance to a 25m<sup>2</sup> entrance hall/snug living room with fireplace and woodburning stove, tiled floor and beamed ceiling. Living room ( 30m<sup>2</sup>) with beamed ceiling, fireplace with woodburning stove, and far reaching views. Fully fitted country kitchen (5m x 5m max) with granite tops and gas/electric AGA range. Boot room leading to exterior and barn. Off the living room is a large conservatory ( 40m<sup>2</sup>) with summer kitchen, and patio doors opening out onto the pool terrace for dining. Double bedroom1 (17m<sup>2</sup>) with wood floors, views and en-suite bathroom. Double bedroom 2 (17m<sup>2</sup>) with French windows onto the pool terrace. Double bedroom 3 (15m<sup>2</sup>) with en-suite bathroom with spa bath and shower. Independent shower room/WC.

Stairs lead to the lower ground floor with a superb double bedroom 4 ( 40m<sup>2</sup>) with en-suite shower and panoramic views over the countryside. Single or twin bed 5 (9m<sup>2</sup>) suitable for children. There is a full laundry room on this floor.

The heated swimming pool is set in 100m<sup>2</sup> stone slabbed terraces with panoramic views down into the valley. There is an electric safety cover. A really superb area for entertaining, especially as there is a proper pool house with a full kitchen and dining area. There is also a jacuzzi on the terrace. From here you look over the pastures which surround the property, and also up to some woodland at the entrance.

There is a run of outbuildings: two potting sheds, games room and 3 car port. The guest cottage is self contained, offering about 60m<sup>2</sup> accommodation with living room (20m<sup>2</sup>) with beamed ceiling, galley kitchen, upstairs double bedroom and modern shower room. Occasional children's bedroom.

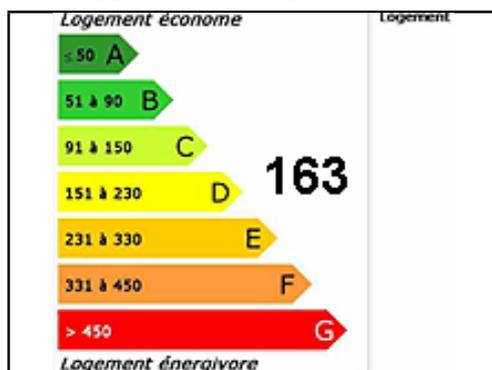
The large stone barn offers plenty of interior space for storage, tractors, cars, a utility room. Plus, there are 4 proper loose boxes for horses, with access direct from the pastures. There is enough grazing for 2-3 horses on the property.

A stunning location for this excellent country home, with panoramic country views. Private and quiet , yet just a few mins from nearest local shops and 10 mins to Penne d'Agenais for a greater choice. Well worth coming to view.

## Location

In a quiet rural location between the bastide villages of Penne d'Agenais and Tournon d'Agenais. Easy access to Cahors, Villeneuve sur Lot, Agen. The A62 and A20 motorways give you access north and south. Bergerac airport less than an hour. Toulouse airport 75mins.

**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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