

[Click to view MFH-RLP65781](#)

## Character duplex apartment with a shared pool

**Saint-Clar** , **Gers** , **Occitanie**



**€265,000**

inc. of agency fees

4 Beds   2 Baths   170 sqm   67 sqm

On the edge of a small and peaceful village and built in an old convent, this beautiful apartment comes with private garden and terrace, and use of the communal swimming pool.

### At a Glance

<b>Reference</b>	MFH-RLP65781	<b>Near to</b>	Fleurance	<b>Price</b>	€265,000
<b>Bed</b>	4	<b>Bath</b>	2	<b>Hab.Space</b>	170 sqm
<b>Land</b>	67 sqm	<b>Pool</b>	Yes	<b>Land Tax</b>	N/A

### Property Description

This is a beautiful and well-maintained three-bedroom duplex located on the edge of a peaceful village. It is situated in the triangle of the villages of Beaumont de Lomagne, Mauvezin, and Lectoure. The apartment/terraced house is built in an old convent that has been completely restored.

The property offers 170 sq.m of habitable space spread over two floors. The mansion's apartments were constructed to very high standards in 2009/2011. With a private garden and terrace, as well as access to a communal garden and swimming pool, this property is perfect as either a permanent residence or a second home.

## **The Duplex Apartment**

### **The ground floor**

- Living room/dining/kitchen 80 sq.m a nice mantelpiece with wood burner in living room
- Kitchen Fitted and equipped
- Separate toilet

### **The first floor**

- Landing 7,2 sq.m wooden floor - Separate closet for the hot water tank and storage
- Bedroom 1 22 sq.m wooden floor
- Bathroom 5,3 sq.m - with shower, WC and washbasin
- Bedroom 2 17 sq.m wooden floor
- Bedroom 3 25 sq.m wooden floor - en suite bathroom
- Bathroom 2 5,5 sq.m - with bath, WC and washbasin

## **Outside the Property**

- Private garden of 67 sq.m and use off communal garden
- Private Covered Parking Area
- Storage space of 6 sq.m behind the parking space
- Shared Swimming pool (5m x 10m)

## **Additional Information**

- Walls are white limestone and often 1 meter thick
- Underfloor heating (electric) on the ground floor
- Wood burner in the living room
- Electric panels on the first floor
- Double glazing
- High-speed Internet
- Very well maintained
- Taxe foncière approx. 1240 euro/annum
- Communal charges (pool/garden/communal areas, etc.) about 200 euro per month



## The Area and Access

- Set in the triangle of the villages of Beaumont de Lomagne, Mauvezin and Lectoure.
- Located an hour's drive to the international Airport of Toulouse
- Located on the edge of a small and quiet village, 10 minutes from amenities
- Only 2 hours to mountains and beaches, and four hours to Barcelona.

*Surrounded by sloping landscape, with sunflowers and views on the Pyrenees, it is in one of the 6 houses in this beautiful lime stone mansion.*

## Summary

Property type:	Apartment
Bedrooms:	4
Bathrooms	2
Price	€265,000

## Key Information

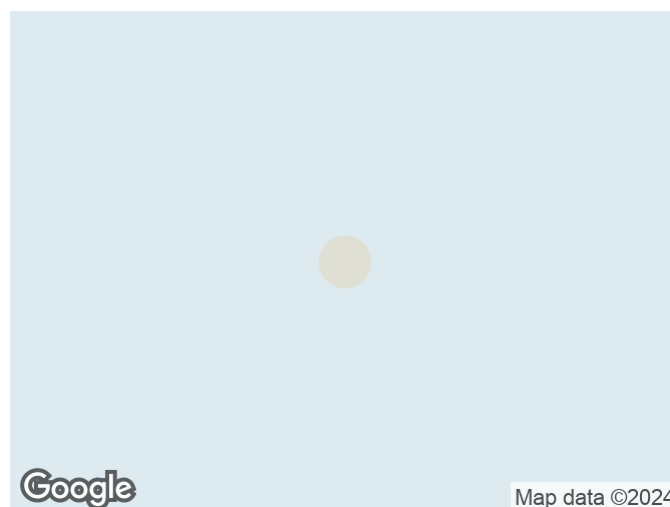
Internal Area:	170 sqm
Land Area:	67 sqm

### Property Features:

- Duplex in old convent
- Shared swimming pool
- Private covered parking
- Great investment – ideal letting
- In excellent condition

Has a Garden	Yes
Swimming Pool?	Yes

## Location: Occitanie



## Gallery















As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail Yorkshire Post FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

## Contact us on:

**0845 123 5885** (UK only local rate ) / **+44 (0) 113 216 4066**,  
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

## Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

## Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

**S. and L. BROWN**

great service  
fast transfers

send money abroad 24/7

excellent rates

Disclaimer: All properties and services on our website are based on information supplied by our agents, private individuals and other third parties. They are believed to be correct when entered into our systems and at the date this page is printed. Copyright ©2004-2024 my-french-house.com All Rights Reserved