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Charming Gascon Property with Pool and Outbuilding.

Lectoure , Gers , Occitanie



€499,500

inc. of agency fees

4 Beds 2 Baths 309 sqm 0.84 ha

Located just a few kilometers from Lectoure with its shops, markets, schools, and thermal baths, this beautiful...

At a Glance

Reference MFH-BG33271

Bed 4

Land 0.84 ha

Near to Lectoure

Bath 2

Pool No

Price €499,500

Hab.Space 309 sqm

Land Tax N/A

Property Description

Located just a few kilometers from Lectoure with its shops, markets, schools, and thermal baths, this beautiful countryside property boasts views of the valleys, an 8500 m² garden, and a pleasant swimming pool.

The Gascon-style house, of 309 m², opens onto a large terracotta-tiled entrance hall, which leads to a living room with an insert fireplace, a kitchen opening onto the garden, a dining room, and a large suite comprising a bedroom, an office, a bathroom, a dressing room, a toilet, and a laundry room. The ground floor has access to an adjoining outbuilding of 50 m² which can expand the house's living space.

Upstairs, the spacious landing with exposed beams currently serves as a reading corner and a home cinema. It leads to 3 bedrooms, a bathroom, and a toilet. It also provides access to a 92 m² space to be converted, with stairs leading to the ground floor outbuilding. These two areas can therefore be independent of the main house (storage, guest accommodation, bed and breakfast, professional office, etc.), or increase the habitable space.

The house has retained beautiful features such as cupboards, woodwork, floors, and fireplaces.

The garden, enhanced by its trees and flowers, features a saltwater heated swimming pool, lovely views of the countryside, and a magnificent 150 m² covered terrace with white stone

walls.

An enjoyable countryside property without being completely isolated, close to Lectoure.

Fees to be paid by the seller. Energy class D, Climate class D Estimated average amount of annual energy expenditure for standard use, based on the year's energy prices 2021: between 4520.00 and 6170.00 €. Information on the risks to which this property is exposed is available on the Geohazards website: georisques.gouv.fr.

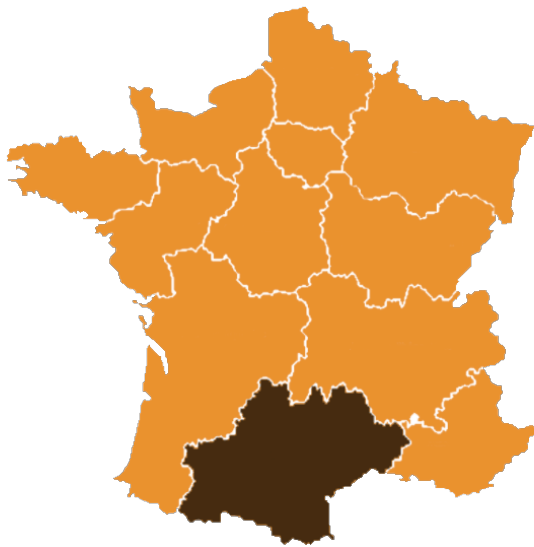
Summary

Property type:	House
Bedrooms:	4
Bathrooms	2
Price	€499,500

Key Information

Internal Area:	309 sqm
Land Area:	0.84 ha

Location: Occitanie



Gallery









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S. and L. BROWN



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