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## Splendid Property with Gîte in Lectoure

Lectoure , Gers , Occitanie



# €595,000

inc. of agency fees

4 Beds    4 Baths    357 sqm    5 ha

In the picturesque Lectoure countryside, on the edge of a charming hamlet, this exceptional property extends over...

### At a Glance

<b>Reference</b>	MFH-BG33275	<b>Near to</b>	Lectoure	<b>Price</b>	€595,000
<b>Bed</b>	4	<b>Bath</b>	4	<b>Hab.Space</b>	357 sqm
<b>Land</b>	5 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

In the picturesque Lectoure countryside, on the edge of a charming hamlet, this exceptional property extends over 5 hectares and offers breathtaking panoramic views over the Gers valleys. It comprises a 150 m<sup>2</sup> main residence, a 48 m<sup>2</sup> gîte and a 160 m<sup>2</sup> detached house used as a chambres d'hôtes. It also boasts a superb swimming pool, Jacuzzi and large covered terrace that can also be used as a carport.

The main house features a bright living room opening onto the view thanks to large bay windows, a modern

open-plan kitchen with a Godin stove, a bedroom, a shower room and a toilet. A large mezzanine, currently used as a dressing room and study, could easily be converted into an additional bedroom.

On the lower level, you'll find the laundry room and an independent gîte comprising a living room with kitchen, bedroom, shower room and toilet. Both are perfectly suited to people with reduced mobility.

The guest house offers an entrance hall with toilet, a cosy living room with wood-burning stove, opening onto a pleasant terrace, a fully-equipped kitchen, a bedroom with shower room and toilet, and upstairs a cosy lounge and two bedrooms, one with its own bathroom.

The first floor also complies with PMR standards. Outside, you'll enjoy a magnificent swimming pool, a jacuzzi that can accommodate up to 6 people, a pétanque court, a vegetable garden, an orchard, a henhouse, a well, a workshop and a large cellar.

This property is ideal for those wishing to develop a tourist activity or simply enjoy generous living space in an enchanting setting.

Fees to be paid by the seller. Energy class D, Climate class B Estimated average amount of annual energy expenditure for standard use, based on the year's energy prices 2021: between 1600.00 and 2200.00 €.

Information on the risks to which this property is exposed is available on the Geohazards website: [georisques.gouv.fr](http://georisques.gouv.fr).

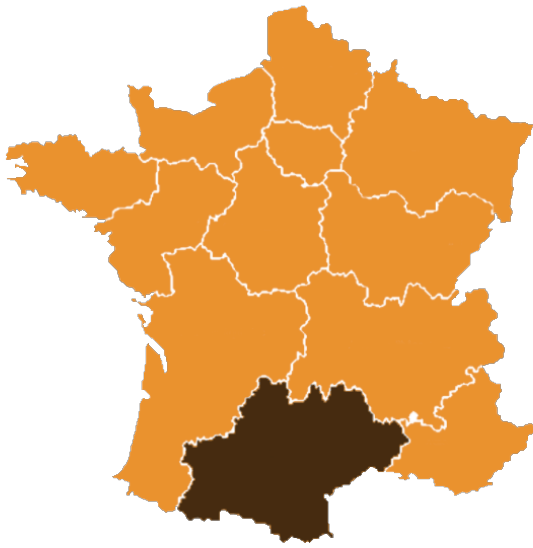
## Summary

Property type:	Countryside house
Bedrooms:	4
Bathrooms	4
Price	€595,000

## Key Information

Internal Area:	357 sqm
Land Area:	5 ha

## Location: Occitanie



## Gallery













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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.

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**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.

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