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## Sumptuous Historic Townhouse in the heart of Lectoure

Lectoure , Gers , Occitanie



**€435,000**

inc. of agency fees

2 Beds 2 Baths 246.5 sqm 0.02 ha

Located in the heart of the town of Lectoure, at the foot of the Cathedral, near the weekly market, schools, and...

### At a Glance

Reference MFH-BG32650

Bed 2

Land 0.02 ha

Near to Lectoure

Bath 2

Pool No

Price €435,000

Hab.Space 246.5 sqm

Land Tax N/A

### Property Description

Located in the heart of the town of Lectoure, at the foot of the Cathedral, near the weekly market, schools, and shops, this sumptuous townhouse boasts 250 m<sup>2</sup> of fully renovated space, done with great taste and quality.

The entrance is via a discreet street, opening onto a large 55 m<sup>2</sup> artist's studio divided into two rooms, which can have an independent entrance, and a 62 m<sup>2</sup> cellar.

On the first floor, the beautiful staircase leads on one side to a charming dining room adjacent to the fully equipped kitchen and laundry room, and on the other side to a pleasant living room and a bedroom with an en-suite bathroom. The second floor houses the master bedroom with its bathroom and sitting room, a large walk-in closet, an office, and a library or third bedroom.

All the rooms are bright, adorned with fireplaces, high ceilings with moldings, and tiled floors, reflecting the various centuries the house has witnessed.

Come visit quickly, and you will discover many more beautiful surprises

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 3560.00 and 4980.00 €. Information on the risks to which this property is exposed is available

on the Geohazards website: [georisques.gouv.fr](http://georisques.gouv.fr).

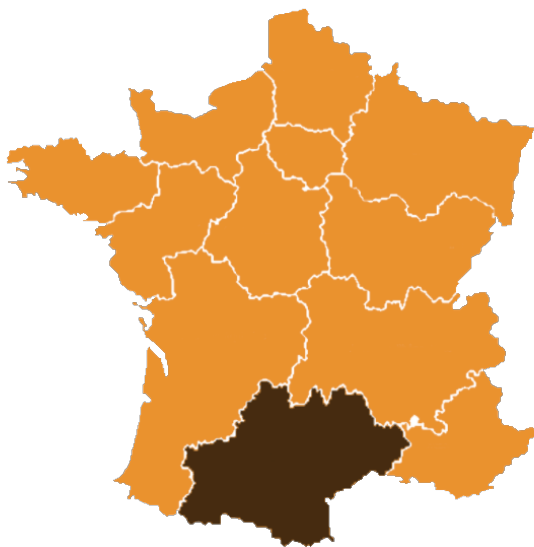
Summary

Property type:	House
Bedrooms:	2
Bathrooms	2
Price	€435,000

Key Information

Internal Area:	246.5 sqm
Land Area:	0.02 ha

Location: Occitanie



## Gallery













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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).

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

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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**



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