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## Beautiful Gascon property on 2.2 hectares

Lectoure , Gers , Occitanie



**€689,000**

inc. of agency fees

5 Beds 4 Baths 185 sqm 2.23 ha

Close to Lectoure, set on 2.2 hectares of garden and land, this typical Gascon Property is an extraordinary project....

### At a Glance

Reference	MFH-BG33307	Near to	Lectoure	Price	€689,000
Bed	5	Bath	4	Hab.Space	185 sqm
Land	2.23 ha	Pool	No	Land Tax	N/A

### Property Description

Close to Lectoure, set on 2.2 hectares of garden and land, this typical Gascon Property is an extraordinary project. It features a beautiful 455 m<sup>2</sup> Maison de Maître, with the structural

work already qualitatively renovated, and composed of large rooms: a 53 m<sup>2</sup> entrance hall, a living room with a stone fireplace of 37 m<sup>2</sup>, a 26 m<sup>2</sup> dining room, an office, and sanitary facilities on the ground floor. On the first floor, you'll find the main bedroom of 100 m<sup>2</sup> with its en-suite bathroom, along with two other bedrooms measuring 34 and 48 m<sup>2</sup>, a bathroom, and a TV area. At the back, and connected to the Maison de Maître, the renovated 185 m<sup>2</sup> section includes a kitchen and a large living room, set to become a spacious kitchen with a pantry once the Maison de Maître renovations are complete. Two of the bedrooms have exterior access, as they are designed for guests, and one of them features a kitchenette and a living area with a fireplace insert.

Once the work is completed, the total living space will be 640 m<sup>2</sup>. A lovely terrace with a fountain, beautiful trees in the garden, and views of the countryside add a romantic touch to the property.

A 90 m<sup>2</sup> garage for three cars, an easily accessible attic for storage, and a boiler room complete the house.

The advantage of this property: you can finish the Maison de Maître to your taste while living comfortably in the renovated section.

Feel free to contact us for more information or for a viewing.

Fees to be paid by the seller. Energy class D, Climate class B Estimated amount of annual energy expenditure for standard use: between 3250.00 € and 4460.00 € for the years 2021, 2022, and 2023 (including subscriptions). Information on the risks to which this property is exposed is available on the Geohazards website: [georisques.gouv.fr](http://georisques.gouv.fr).

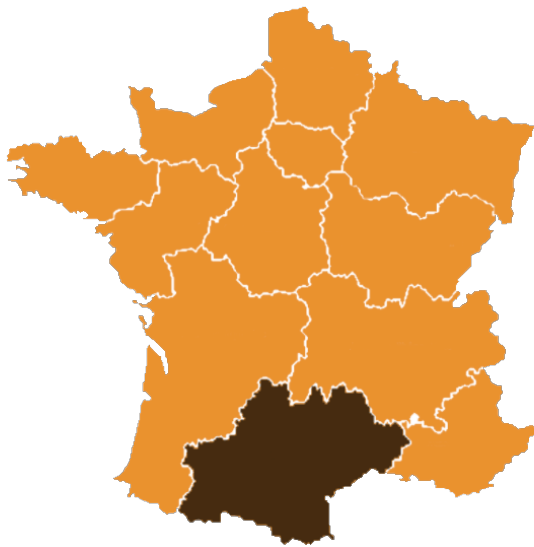
### Summary

Property type:	Countryside house
Bedrooms:	5
Bathrooms	4
Price	€689,000

### Key Information

Internal Area:	185 sqm
Land Area:	2.23 ha

### Location: Occitanie



## Gallery















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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**

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**S. and L. BROWN**



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