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Pretty Country House with Shed and Woods

Lectoure , Gers , Occitanie



€350,000

inc. of agency fees

4 Beds 2 Baths 207 sqm 3.6 ha

Situated between Lectoure and Miradoux, this attractive house has been completely renovated and offers 207 m²...

At a Glance

Reference MFH-BG33310

Bed 4

Land 3.6 ha

Near to Lectoure

Bath 2

Pool No

Price €350,000

Hab.Space 207 sqm

Land Tax N/A

Property Description

Situated between Lectoure and Miradoux, this attractive house has been completely renovated and offers 207 m² of living space and 3.6 hectares of woodland.

The entrance is via a large covered terrace heated by reversible air-conditioning, and opens onto a living room with lounge and open-plan kitchen. The room has underfloor heating and a wood-burning stove. The house is all on one level, with 4 bedrooms, a bathroom and a shower room.

The house has a large, tiled and insulated 45 m² garage with underfloor heating, which could easily be converted into a living area, and a 75 m² garage/workshop in the basement.

All modern comforts are provided: underfloor heating by heat pump, good insulation, double-glazed windows and doors, thermodynamic water heater, solar panels with resale of surplus electricity and a septic tank that complies with current standards.

Outside, a 120 m² hangar with concrete floor and electricity was built in 2010, adjoining a 15 m² workshop.

The garden boasts numerous fruit trees, a large vegetable plot and 3 hectares of woodland. No nearby neighbors.

Come and see for yourself

Fees to be paid by the seller. Energy class C, Climate class A Estimated average amount of annual energy expenditure for standard use, based on the year's energy prices 2021: between 1640.00 and 2260.00 €. Information on the risks to which this property is exposed is available on the Geohazards website: georisques.gouv.fr.

Summary

Property type:	Countryside house
Bedrooms:	4
Bathrooms	2
Price	€350,000

Key Information

Year Built:	1978
Internal Area:	207 sqm
Land Area:	3.6 ha

Location: Occitanie



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S. and L. BROWN



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