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Beautiful Countryside Property with Cottage and Outbuildings.

Lectoure , Gers , Occitanie



€450,000

inc. of agency fees

4 Beds 2 Baths 253 sqm 0.73 ha

Located near a highly sought-after village in Gers, with shops and the Santiago de Compostela route, this Beautiful...

At a Glance

Reference	MFH-BG33273	Near to	Lectoure	Price	€450,000
Bed	4	Bath	2	Hab.Space	253 sqm
Land	0.73 ha	Pool	No	Land Tax	N/A

Property Description

Located near a highly sought-after village in Gers, with shops and the Santiago de Compostela route, this Beautiful Countryside Property comprises several houses, set on 7300 m² of wooded garden with beautiful views of the countryside.

The main residence, of 196 m² and fully renovated, features a spacious entrance with closets and a toilet, a living room with a magnificent fireplace, a large equipped kitchen with pantry, a dining room, 3 bedrooms, and a bathroom. The garage is accessible from the house. It boasts underfloor heating in the living room and all modern comforts. Both the kitchen and the master bedroom have delightful covered and flowered terraces.

The 57 m² cottage comprises a living room, fitted kitchen, 1 bedroom, and a bathroom. The lovely covered terrace features a barbecue.

A 180 m² house, with a renewed roof, can be renovated to become a beautiful dwelling.

Additionally, there are tool sheds, a garage, and a chicken coop/sty.

The renovation is of high quality, with good insulation, recent frameworks, and roofs. A very pretty garden with numerous fruit trees offers beautiful views of the surrounding countryside.

A charming property allowing your projects to come to life quickly

Fees to be paid by the seller. Energy class E, 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 4890.00 €.

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	€450,000

Key Information

Internal Area:	253 sqm
Land Area:	0.73 ha

Location: Occitanie



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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). 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

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