

[Click to view MFH-BG33271](#)

## Charming Gascon Property with Pool and Outbuilding.

Lectoure , Gers , Occitanie



# €559,000

inc. of agency fees

4 Beds   2 Baths   309 sqm   0.84 ha

Located just a few kilometers from Lectoure with its shops, markets, schools, and thermal baths, this beautiful...

### At a Glance

<b>Reference</b>	MFH-BG33271	<b>Near to</b>	Lectoure	<b>Price</b>	€559,000
<b>Bed</b>	4	<b>Bath</b>	2	<b>Hab.Space</b>	309 sqm
<b>Land</b>	0.84 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Located just a few kilometers from Lectoure with its shops, markets, schools, and thermal baths, this beautiful countryside property boasts views of the valleys, an 8500 m<sup>2</sup> garden, and a pleasant swimming pool.

The Gascon-style house, of 309 m<sup>2</sup>, opens onto a large terracotta-tiled entrance hall, which leads to a living room with an insert fireplace, a kitchen opening onto the garden, a dining room, and a large suite comprising a bedroom, an office, a bathroom, a dressing room, a toilet, and a laundry room. The ground floor has access to an adjoining outbuilding of 50 m<sup>2</sup> which can expand the house's living space.

Upstairs, the spacious landing with exposed beams currently serves as a reading corner and a home cinema. It leads to 3 bedrooms, a bathroom, and a toilet. It also provides access to a 92 m<sup>2</sup> space to be converted, with stairs leading to the ground floor outbuilding. These two areas can therefore be independent of the main house (storage, guest accommodation, bed and breakfast, professional office, etc.), or increase the habitable space.

The house has retained beautiful features such as cupboards, woodwork, floors, and fireplaces.

The garden, enhanced by its trees and flowers, features a saltwater heated swimming pool, lovely views of the countryside, and a magnificent 150 m<sup>2</sup> covered terrace with white stone walls.

An enjoyable countryside property without being completely isolated, close to Lectoure.

Fees to be paid by the seller. Energy class D, Climate class D Estimated average amount of annual energy expenditure for standard use, based on the year's energy prices 2021: between 4520.00 and 6170.00 €.

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:	4
Bathrooms	2
Price	€559,000

## Key Information

Internal Area:	309 sqm
Land Area:	0.84 ha

## Location: Occitanie



## Gallery









As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

## Contact us on:

**0845 123 5885** (UK only local rate ) / **+44 (0) 113 216 4066**,  
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

## Buying French Property Just Got Easier...

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.

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

## Testimonials

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**

great service  
fast transfers

send money abroad 24/7 excellent rates