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Splendid upscale villa with views and pool

Lectoure , Gers , Occitanie



€549,000

inc. of agency fees

3 Beds 2 Baths 160 sqm 0.2 ha

Very close to the magnificent town of Lectoure, with its shops, schools and thermal baths, this splendid contemporary...

At a Glance

Reference	MFH-BG33277	Near to	Lectoure	Price	€549,000
Bed	3	Bath	2	Hab.Space	160 sqm
Land	0.2 ha	Pool	No	Land Tax	N/A

Property Description

Very close to the magnificent town of Lectoure, with its shops, schools and thermal baths, this splendid contemporary house was built in 2017 on a 2000 m² plot, enjoying superb views of the countryside and the Pyrenees.

Beautifully furnished and decorated, the 160 m² house opens onto a large 60 m² living room bathed in light, benefiting from large bay windows opening onto a terrace and panoramic views of the countryside and the

Pyrenees mountain range. The 20 m² open-plan kitchen is fully equipped, fitted and very functional, and also opens onto a bay and a bioclimatic covered terrace. The pantry has plenty of storage space and gives access to the garage, which has storage and a water point.

A master bedroom, with shower room and dressing room, also has direct access to the terrace.

A toilet completes the first floor.

Upstairs, two further bedrooms share a shower room and toilet.

The top-of-the-range house features underfloor heating throughout, including upstairs, via a heat pump, ducted air-conditioning, and home automation to control the roller shutters.

Outside, the landscaped garden is fully fenced and has an electric gate. A small outbuilding houses garden tools and a lawnmower. Finally, an 11m x 4m swimming pool completes the comfort of the property.

All furniture and furnishings can be negotiated separately, so all you have to do is pack your bags

Fees to be paid by the seller. Energy class A, Climate class A Estimated average amount of annual energy expenditure for standard use, based on the year's energy prices 2021: between 630.00 and 910.00 €.

Information on the risks to which this property is exposed is available on the Geohazards website: georisques.gouv.fr.

Summary

Property type:	House
Bedrooms:	3
Bathrooms	2
Price	€549,000

Key Information

Year Built:	2017
Internal Area:	160 sqm
Land Area:	0.2 ha

Location: Occitanie



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