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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

<b>Reference</b>	MFH-BG33277	<b>Near to</b>	Lectoure	<b>Price</b>	€549,000
<b>Bed</b>	3	<b>Bath</b>	2	<b>Hab.Space</b>	160 sqm
<b>Land</b>	0.2 ha	<b>Pool</b>	No	<b>Land Tax</b>	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 m<sup>2</sup> plot, enjoying superb views of the countryside and the Pyrenees.

Beautifully furnished and decorated, the 160 m<sup>2</sup> house opens onto a large 60 m<sup>2</sup> 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 m<sup>2</sup> 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](http://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



## Gallery









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**C. BAUER – Sunday Times**

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