

[Click to view MFH-BG33277](#)

## Splendid upscale villa with views and pool

Lectoure , Gers , Occitanie



# €595,000

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>	€595,000
<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	€595,000

## Key Information

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