

## Splendid Property with Gîte in Lectoure

Lectoure , Gers , Occitanie



**€595,000**

inc. of agency fees

4 Beds    4 Baths    357 sqm    5 ha

In the picturesque Lectoure countryside, on the edge of a charming hamlet, this exceptional property extends over...

### At a Glance

<b>Reference</b>	MFH-BG33275	<b>Near to</b>	Lectoure	<b>Price</b>	€595,000
<b>Bed</b>	4	<b>Bath</b>	4	<b>Hab.Space</b>	357 sqm
<b>Land</b>	5 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

In the picturesque Lectoure countryside, on the edge of a charming hamlet, this exceptional property extends over 5 hectares and offers breathtaking panoramic views over the Gers valleys. It comprises a 150 m<sup>2</sup> main residence, a 48 m<sup>2</sup> gîte and a 160 m<sup>2</sup> detached house used as a chambres d'hôtes. It also boasts a superb swimming pool, Jacuzzi and large covered terrace that can also be used as a carport.

The main house features a bright living room opening onto the view thanks to large bay windows, a modern

open-plan kitchen with a Godin stove, a bedroom, a shower room and a toilet. A large mezzanine, currently used as a dressing room and study, could easily be converted into an additional bedroom.

On the lower level, you'll find the laundry room and an independent gîte comprising a living room with kitchen, bedroom, shower room and toilet. Both are perfectly suited to people with reduced mobility.

The guest house offers an entrance hall with toilet, a cosy living room with wood-burning stove, opening onto a pleasant terrace, a fully-equipped kitchen, a bedroom with shower room and toilet, and upstairs a cosy lounge and two bedrooms, one with its own bathroom.

The first floor also complies with PMR standards. Outside, you'll enjoy a magnificent swimming pool, a jacuzzi that can accommodate up to 6 people, a pétanque court, a vegetable garden, an orchard, a henhouse, a well, a workshop and a large cellar.

This property is ideal for those wishing to develop a tourist activity or simply enjoy generous living space in an enchanting setting.

Fees to be paid by the seller. Energy class D, Climate class B Estimated average amount of annual energy expenditure for standard use, based on the year's energy prices 2021: between 1600.00 and 2200.00 €.

Information on the risks to which this property is exposed is available on the Geohazards website: [georisques.gouv.fr](http://georisques.gouv.fr).

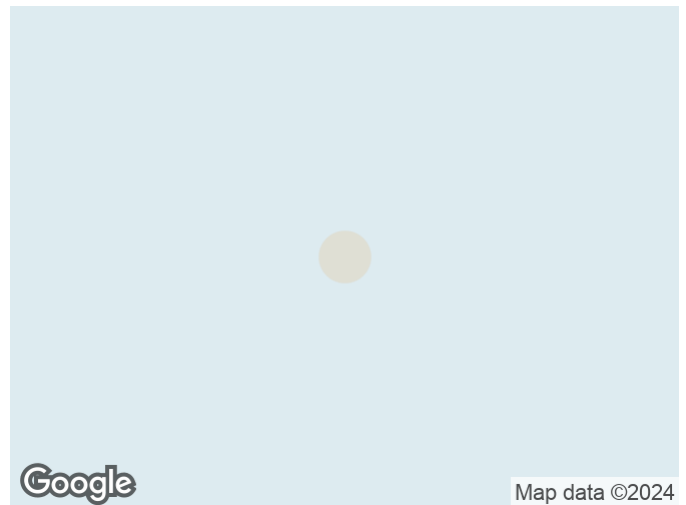
## Summary

Property type:	Countryside house
Bedrooms:	4
Bathrooms	4
Price	€595,000

## Key Information

Internal Area:	357 sqm
Land Area:	5 ha

## Location: Occitanie



## Gallery













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**C. BAUER – Sunday Times**

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