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Beautifully Renovated Village Property

Lectoure , Gers , Occitanie



€260,000

inc. of agency fees

6 Beds 3 Baths 220 sqm 0.02 ha

In a beautiful little village located 8 minutes from Astaffort, 10 minutes from Lectoure, and 20 minutes from...

At a Glance

| | | | | | |
|------------------|-------------|----------------|----------|------------------|----------|
| Reference | MFH-BG32647 | Near to | Lectoure | Price | €260,000 |
| Bed | 6 | Bath | 3 | Hab.Space | 220 sqm |
| Land | 0.02 ha | Pool | No | Land Tax | N/A |

Property Description

In a beautiful little village located 8 minutes from Astaffort, 10 minutes from Lectoure, and 20 minutes from Agen, this superb house has been recently renovated and includes an independent apartment. It benefits from a lot of light thanks to its large windows. This 147 m² home features on the ground floor a large living room of 42 m², a fully equipped kitchen of 20 m², a large utility room and a toilet. On the first floor, there are 2 large bedrooms with closets, a spacious shower room and a toilet. On the second floor, there are 2 additional bedrooms, a shower room and a toilet. All the comfort is there: wooden double glazing throughout, good

insulation, under floor heating on the ground floor run by a heat pump which has been installed in 2022 and radiators on the upper floors. All the paintwork has been recently redone and the property is connected onto the mains drainage. The cherry on the cake is that all of the furniture is being included in the main house. There is a completely independent apartment of 60 m², but the connection with the main house can be reestablished to enlarge the latter. It consists of a living room with an open plan kitchen, and on the first floor 2 bedrooms and a bathroom. It is actually being rented out through a 3-year lease, providing rental income. This property is perfect investment, it could be very well used as a family home, a secondary home or a rental investment. Feel free to contact us for more information or for a viewing, it won't stay on the market for long

Fees to be paid by the seller. Energy class C, Climate class A Estimated average amount of annual energy expenditure for standard use, based on the year's energy prices 2021: between 1920.00 and 2650.00 €.

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

Summary

| | |
|----------------|----------|
| Property type: | House |
| Bedrooms: | 6 |
| Bathrooms | 3 |
| Price | €260,000 |

Key Information

| | |
|----------------|---------|
| Internal Area: | 220 sqm |
| Land Area: | 0.02 ha |

Location: Occitanie



Gallery







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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.

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C. BAUER – Sunday Times

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