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Sumptuous Historic Townhouse in the heart of Lectoure

Lectoure , Gers , Occitanie



€450,000

inc. of agency fees

2 Beds 2 Baths 246.5 sqm 0.02 ha

Located in the heart of the town of Lectoure, at the foot of the Cathedral, near the weekly market, schools, and...

At a Glance

Reference	MFH-BG32650	Near to	Lectoure	Price	€450,000
Bed	2	Bath	2	Hab.Space	246.5 sqm
Land	0.02 ha	Pool	No	Land Tax	N/A

Property Description

Located in the heart of the town of Lectoure, at the foot of the Cathedral, near the weekly market, schools, and shops, this sumptuous townhouse boasts 250 m² of fully renovated space, done with great taste and quality.

The entrance is via a discreet street, opening onto a large 55 m² artist's studio divided into two rooms, which can have an independent entrance, and a 62 m² cellar.

On the first floor, the beautiful staircase leads on one side to a charming dining room adjacent to the fully equipped kitchen and laundry room, and on the other side to a pleasant living room and a bedroom with an en-suite bathroom. The second floor houses the master bedroom with its bathroom and sitting room, a large walk-in closet, an office, and a library or third bedroom.

All the rooms are bright, adorned with fireplaces, high ceilings with moldings, and tiled floors, reflecting the various centuries the house has witnessed.

Come visit quickly, and you will discover many more beautiful surprises

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 3560.00 and 4980.00 €.

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

Summary

Property type:	House
Bedrooms:	2
Bathrooms	2
Price	€450,000

Key Information

Internal Area:	246.5 sqm
Land Area:	0.02 ha

Location: Occitanie



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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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