

[Click to view MFH-BG32650](#)

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



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