

[Click to view MFH-BG32651](#)

Elegant Village Property with Pool and Garden

Lectoure , Gers , Occitanie



€495,000

inc. of agency fees

5 Beds 4 Baths 365 sqm 0.09 ha

This beautiful Maison de Maître with 365 m² of living space is conveniently located in the heart of a picturesque...

At a Glance

Reference	MFH-BG32651	Near to	Lectoure	Price	€495,000
Bed	5	Bath	4	Hab.Space	365 sqm
Land	0.09 ha	Pool	No	Land Tax	N/A

Property Description

This beautiful Maison de Maître with 365 m² of living space is conveniently located in the heart of a picturesque village near Lectoure, and has a beautiful terrace with a pool, and a large garden.

The pretty arches of the house open onto a beautiful entrance hall which leads to a living room with fireplace and a large fitted kitchen, both of which open onto the pool area, a dining room with its utility room, a study, shower room, laundry room, wine cellar and a boiler room.

On the first floor, a spacious landing leads to a library area, 3 beautiful bedrooms, one of which has a shower room, separate family bathroom, and a master suite with its boudoir, its superb bedroom, two dressing areas and its bathroom.

There is also a second living room with fireplace which could be utilised as a large bedroom.

Many of the original features have been preserved during the renovation: parquet floors and cement tiles, beautiful wooden staircase, marble fireplaces, cornices, windows - some of which still have blown glass.

The exterior offers lovely views over the beautiful Gascon countryside, a large rear terrace with pool, and a large pleasant garden below.

An elegant family home to discover

Fees to be paid by the seller. Energy class D, Climate class D Estimated average amount of annual energy expenditure for standard use, based on the year's energy prices 2021: between 4140.00 and 5660.00 €.

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

Summary

Property type:	House
Bedrooms:	5
Bathrooms	4
Price	€495,000

Key Information

Internal Area:	365 sqm
Land Area:	0.09 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