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## 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 m<sup>2</sup> of living space is conveniently located in the heart of a picturesque...

### At a Glance

**Reference** MFH-BG32651

**Bed** 5

**Land** 0.09 ha

**Near to** Lectoure

**Bath** 4

**Pool** No

**Price** €495,000

**Hab.Space** 365 sqm

**Land Tax** N/A

### Property Description

This beautiful Maison de Maître with 365 m<sup>2</sup> 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](http://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













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