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Elegant Village Property with Pool and Garden

Lectoure , Gers , Occitanie



€449,000

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	€449,000
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	€449,000

Key Information

Internal Area:	365 sqm
Land Area:	0.09 ha

Location: Occitanie



Gallery









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