

[Click to view MFH-BG33310](#)

Pretty Country House with Shed and Woods

Lectoure , Gers , Occitanie



€350,000

inc. of agency fees

4 Beds 2 Baths 207 sqm 3.6 ha

Situated between Lectoure and Miradoux, this attractive house has been completely renovated and offers 207 m²...

At a Glance

Reference	MFH-BG33310	Near to	Lectoure	Price	€350,000
Bed	4	Bath	2	Hab.Space	207 sqm
Land	3.6 ha	Pool	No	Land Tax	N/A

Property Description

Situated between Lectoure and Miradoux, this attractive house has been completely renovated and offers 207 m² of living space and 3.6 hectares of woodland.

The entrance is via a large covered terrace heated by reversible air-conditioning, and opens onto a living room with lounge and open-plan kitchen. The room has underfloor heating and a wood-burning stove. The house is all on one level, with 4 bedrooms, a bathroom and a shower room.

The house has a large, tiled and insulated 45 m² garage with underfloor heating, which could easily be converted into a living area, and a 75 m² garage/workshop in the basement.

All modern comforts are provided: underfloor heating by heat pump, good insulation, double-glazed windows and doors, thermodynamic water heater, solar panels with resale of surplus electricity and a septic tank that complies with current standards.

Outside, a 120 m² hangar with concrete floor and electricity was built in 2010, adjoining a 15 m² workshop.

The garden boasts numerous fruit trees, a large vegetable plot and 3 hectares of woodland. No nearby neighbors.

Come and see for yourself

Fees to be paid by the seller. Energy class C, Climate class A Estimated average amount of annual energy expenditure for standard use, based on the year's energy prices 2021: between 1640.00 and 2260.00 €. Information on the risks to which this property is exposed is available on the Geohazards website: georisques.gouv.fr.

Summary

Property type:	Countryside house
Bedrooms:	4
Bathrooms	2
Price	€350,000

Key Information

Year Built:	1978
Internal Area:	207 sqm
Land Area:	3.6 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