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## 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 m<sup>2</sup>...

### At a Glance

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

### Property Description

Situated between Lectoure and Miradoux, this attractive house has been completely renovated and offers 207 m<sup>2</sup> 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 m<sup>2</sup> garage with underfloor heating, which could easily be converted into a living area, and a 75 m<sup>2</sup> 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 m<sup>2</sup> hangar with concrete floor and electricity was built in 2010, adjoining a 15 m<sup>2</sup> 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](http://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









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**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.

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