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Charming Single-Story Townhouse with Private Garden in the Heart of Lectoure

Lectoure , Gers , Occitanie



€639,000

inc. of agency fees

4 Beds 1 Baths 252 sqm 0.07 ha

Located in the heart of Lectoure, this beautiful 252 m² townhouse, entirely on one level, offers a unique living ...

At a Glance

Reference	MFH-BG32663	Near to	Lectoure	Price	€639,000
Bed	4	Bath	1	Hab.Space	252 sqm
Land	0.07 ha	Pool	No	Land Tax	N/A

Property Description

Located in the heart of Lectoure, this beautiful 252 m² townhouse, entirely on one level, offers a unique living environment combining authentic charm with great potential. Its enclosed garden with a fountain adds a bucolic and peaceful touch, while a small independent building in the garden, ideal for an artist's studio, opens the door to many possibilities.

Part of the house is currently inhabited, but the entire property requires renovation work, providing the opportunity to redesign it according to your desires and needs.

The bright interior, thanks to large French doors and louvered shutters that filter the light, consists of a spacious living room with a fireplace and wood-burning stove, a kitchen, an office, 4 bedrooms, a bathroom, and a laundry room. Outside, a terrace offers a nice view of the surrounding fields.

A second unoccupied space includes 4 large rooms with a separate entrance, offering exceptional potential to expand the main residence, create an independent apartment, guest rooms, or a professional space.

The entire house has a basement, providing ample storage space, a garage, and a room for wood storage. It is equipped with central heating (oil-fired) and connected to the main sewer system.

Parking is easy in front of the house, and all the amenities in the lovely town of Lectoure are within walking distance: schools, shops, restaurants, the weekly market and thermal baths.

A rare opportunity to seize for this charming property

Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€639,000

Key Information

Internal Area:	252 sqm
Land Area:	0.07 ha

Location: Occitanie



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