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## Large Bourgeois town property to renovate in the heart of Lectoure

Lectoure , Gers , Occitanie



# €298,000

inc. of agency fees

5 Beds   1 Baths   300 sqm   0.05 ha

In the heart of Lectoure, a large bourgeois town property of 300 m<sup>2</sup> in need of renovation, with lots of potential...

### At a Glance

<b>Reference</b>	MFH-BG32604	<b>Near to</b>	Lectoure	<b>Price</b>	€298,000
<b>Bed</b>	5	<b>Bath</b>	1	<b>Hab.Space</b>	300 sqm
<b>Land</b>	0.05 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

In the heart of Lectoure, a large bourgeois town property of 300 m<sup>2</sup> in need of renovation, with lots of potential. The property is a jewel that will take you on a journey back in time thanks to its authentic and atypical features, it is full of history, a real delight A large 30 m long entrance hall leads to several rooms including two reception rooms, a dining room, with fireplaces and double doors, a kitchen, a bathroom and a

bedroom. The entire house is built around a vast central staircase. On the first floor there are four bedrooms, two anterooms and even a kitchen. In the attic there are two small servants' rooms. Outside there is a courtyard of 17 m<sup>2</sup> and a beautiful garden of about 300 m<sup>2</sup>. The property also has a large garage of 54 m<sup>2</sup>, a barn and 2 cellars. This home is just waiting for you to revive it to its former glory. It is suitable for all of your projects, whether it is a large family home, a successful b&b activity or a boutique hotel. A great opportunity to transform this property into a dream home

Fees to be paid by the seller. Energy class E, Climate class E Estimated average amount of annual energy expenditure for standard use, based on the year's energy prices 2021: between 4160.00 and 5670.00 €.

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	1
Price	€298,000

## Key Information

Internal Area:	300 sqm
Land Area:	0.05 ha

## Location: Occitanie



## Gallery









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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.

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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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