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## Exceptional Stone Country Property

Lectoure , Gers , Occitanie



# €975,000

inc. of agency fees

4 Beds    4 Baths    330 sqm    2.4 ha

This exceptional stone property has been beautifully renovated by its current owners and is situated on a lovely...

### At a Glance

<b>Reference</b>	MFH-BG33234	<b>Near to</b>	Lectoure	<b>Price</b>	€975,000
<b>Bed</b>	4	<b>Bath</b>	4	<b>Hab.Space</b>	330 sqm
<b>Land</b>	2.4 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

This exceptional stone property has been beautifully renovated by its current owners and is situated on a lovely and private location in the La Romieu countryside. The thriving market town of Lectoure is just a 15 minutes drive away. It benefits from superb views all around and 2.5 hectares of pleasant grounds with a beautiful swimming pool.

You enter the property via a private lane that leads up to the property and finishes at a large barn of 240 m<sup>2</sup>

which is hidden in the grounds.

The property is composed of a beautiful 80 m<sup>2</sup> open plan living room that combines charm and character with exposed stonework and beams, which bathes in light thanks to its many French doors and windows which open onto the garden and a large terrace. The large open plan living room includes a cosy sitting area with a beautiful fireplace, a dining area and a kitchen equipped with all modern conveniences, including an Aga range cooker and an electric wine cellar. A second 70 m<sup>2</sup> living room is divided into a library and billiards area, as well as a TV and games area. Continuing on the ground floor: the master bedroom suite with a fireplace and a large dressing room, with direct access to a terrace and a private bathroom with 2 sinks, a bathtub, a walk-in shower and a toilet. A second double bedroom with its en suite shower room. On the first floor: 2 double bedrooms, each with their own en suite bathroom and direct access to a terrace and the garden at the rear of the property.

The ground floor also features a study, a fitted utility room, a laundry room, a toilet and a 75 m<sup>2</sup> garage.

On the outside, you can enjoy lovely views over the countryside from every corner of the garden. There are several terraces around the property and a superb infinity pool where you can cool off on hot summer days.

This property has everything you're looking for: tranquillity, charm, excellent taste, elegance and quality. Please feel free to contact our estate agency for any further information or for a viewing.

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 3070.00 and 4210.00 €. 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	4
Price	€975,000

## Key Information

Internal Area:	330 sqm
Land Area:	2.4 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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