

FOR SALE

lomagne.properties@gmail.com

0033 (0) 7.60.85.21.76



LOMAGNE PROPERTIES



4



2



952m2



215m2



NO



Ref : 99362

€ 550,000

Agency fees included and paid by vendor

Lectoure townhouse with garden & views

Tucked away in a very quiet street, just parallel to the main shopping street, this elegant townhouse enjoys a rare combination: absolute calm, countryside views, and immediate access to everything Lectoure has to offer. Cafés, shops, schools and the lively Friday market are all just moments away. The house works beautifully as one generous family home, yet can also be divided into two fully independent dwellings by simply closing a few internal doors — ideal for a gîte project or extended family living. The light-filled reception room opens directly onto the garden, while covered terraces create a seamless flow between inside and out. The garden is a true jewel: unusually large for the town centre, with fruit trees, a water source, multiple access points and lovely open views. A small stone pavilion and the remains of an old outbuilding add charm and creative potential. A rare opportunity in the heart of Lectoure.

Sewage system – mains drains

Heating – town gas and wood

Taxe Foncière – 2086€ pa

Distance airport – 1 hr 25 minutes

Basic amenities – walking distance

DPE/GES – D237/D36

- **Fabulous garden with views**
- **Possibility to have two separate dwellings**
- **Very quiet position**
- **Walking distance to Lectoure high street**
- **Fruit trees and well**

Location: Department Gers (32), International Airport at 1 hr 25 mins. Shops and services a 5-minute walk.

Access: Situated on a quiet lane with neighbours. One access into the property, two garden accesses.

Interior: 215m²

Ground floor

- Entrance (18m²) with access to the garden
- TV room/office (14,8m²)
- Corridor with WC 10m²)
- Living/dining room (23m²) with wood burning stove and garden/covered terrace access
- Kitchen (8,6m²) with garden and covered terrace access
- Boiler & tool room (6m² approx)
- Cloakroom (2m²)
- Outside pantry with water heater (2m²)

First floor from the salon

- Bedroom (15m²) with two doors onto a covered balcony
- Dressing room (5,9m²) with door onto the covered balcony
- Landing (4m²)
- Shower room (8m²) with shower, sink and WC, and door onto the covered and enclosed balcony, and access to the other side of the house

First floor from the entrance hall

- Bedroom (17,8m²) – or salon if you want to have two separate dwellings
- WC
- Shower (3,4m²)
- Laundry room (11,3m²) – or kitchen if you want to have two separate dwellings
- Landing (6m²) with access to the covered and enclosed balcony and the other side of the house

Second floor from the salon

- Large office space semi-divided into two rooms (22m² & 21,1m²), both with access to the second-floor balcony and the other side of the house

Second floor from the entrance hall

- Bedroom (13,8m²) with wood floors and beams
- Bedroom (11,3m²) with wood floors and beams
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Additional Information:

- Well maintained
- Recently refreshed
- Maintenance work on roof done in Sept 2025
- Mains drains
- Taxe foncière 2086€ pa
- Double glazed throughout
- Fruit trees and well in garden
- Fibre connected
- Two external accesses to garden
- Small pavilion for garden storage
- Remnants of an old outbuilding provides covered storage area
- DPE D237/D36
- Heating provided by town gas.
- New wood burning stove in the salon.



Comments : Our properties have been carefully selected for their location, character and charm. A house is sold unfurnished unless mentioned in the description. Agency fees payable by the seller. All measurements and distances are approximate. Information on the risks to which this property is exposed is available on the Georisques website: Non contractual document.

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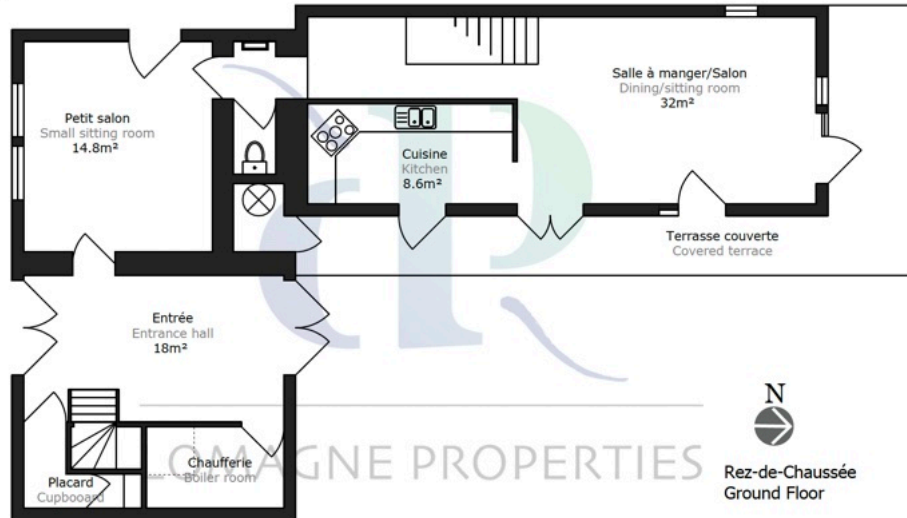
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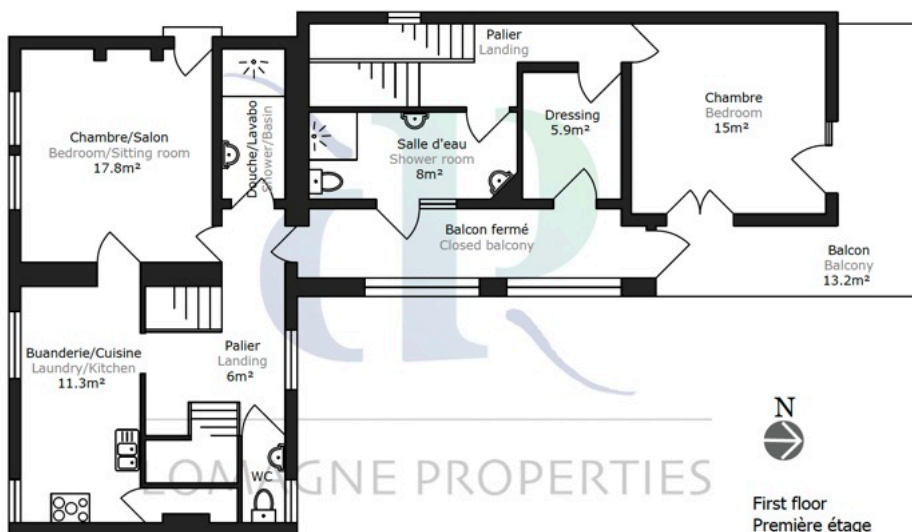
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Maisons de caractères

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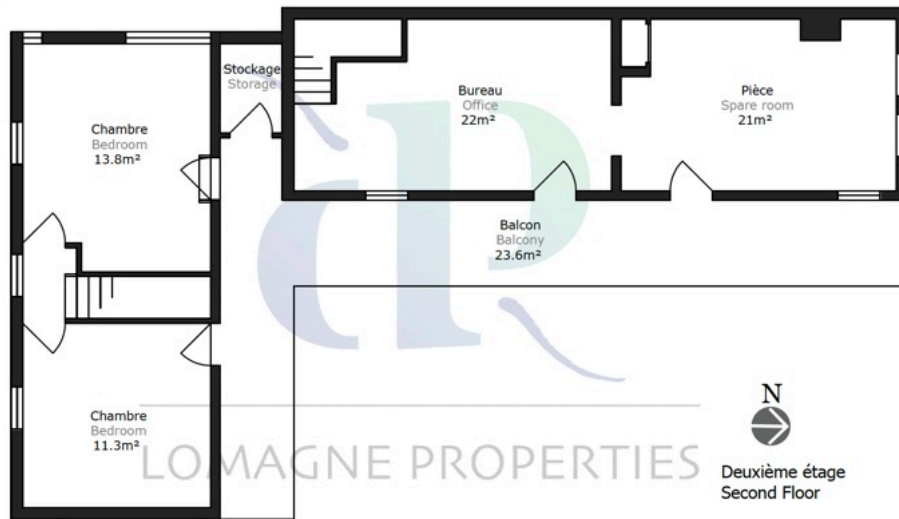
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