



Village house

LECTOURE (32)

149 800 €*

* Agency fees to be paid by the seller



186 m²



6 pièce(s)



4 chambre(s)

PROPERTY DESCRIPTION

In the heart of a charming village, in a quiet street, come and discover this warm stone and half-timbered house. Spacious, bright and functional, adjoining on 2 sides, it offers 186 m² of living space. on two levels, and 1 independent garage as well as a garden with well 200m from the house. On the ground floor, you will discover an entrance, a large dining room-living room with fireplace, a kitchen with its pantry, a laundry room, a bathroom and a separate toilet. Upstairs, its corridor with half-timbered walls leads to 4 large bedrooms with walls made of authentic materials, a bathroom, a blind room used as a dressing room, 1 separate toilet. A cellar occupies the entire basement of the house. In terms of services, it is equipped with double glazing, a fireplace in the living room, a heat pump, cellar and insulated attic. Collective sanitation. Very good energy rating. Many assets for this renovated house in which the charm of the original elements has been preserved. Astaffort 10 mins, Lectoure and Valence d'Agen 20 mins, Agen 30 mins. Close to local shops, school, doctor, supermarket, bakery, sports clubs, come and discover the sweetness of life in the Gers!

Fees are the responsibility of the seller.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr.

**** ENGLISH SPEAKERS:** please note that Capifrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our Capifrance website directly. We look forward to finding your dream home!



Corine MARTINELLI

ASTAFFORT (47220)

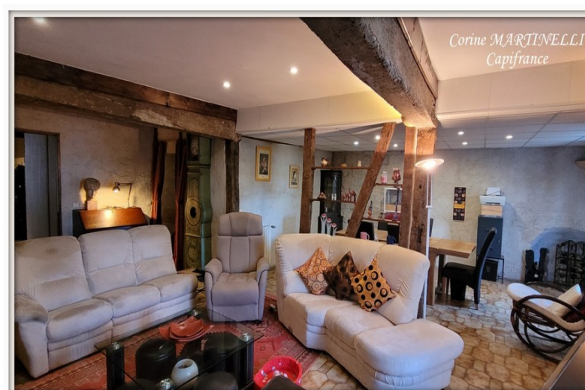
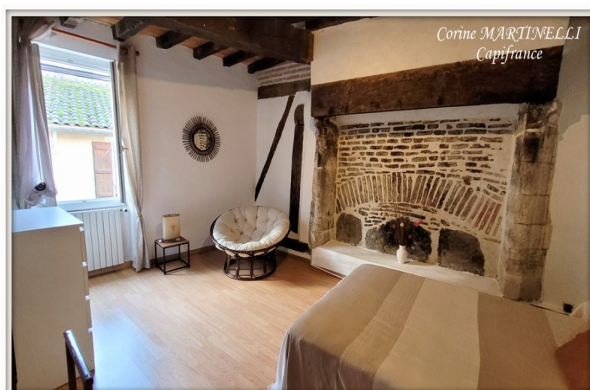
Agent

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LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 845865

Property type Village house

Year of construction 1800

View Vue sur Forêt, sur Village

SURFACES

Living space 186 m²

Living room surface 41 m²

Land surface 1195 m²

COMPOSITION

Number of rooms 6

Number of bedrooms 4

Number of bathrooms 1

Toilets count 2

Washrooms 1

DPE/GES

DPE 72

GES 2

APPENDIX

Parking couvert

Parking space 1

Garage 1

Cellar 1

Videophone Non

SERVICES

Heater pompe à chaleur

Kitchen aménagée