

## A Spacious Bright 2 Bedroom Appartement In The Heart Of A Lively Town In The Gers

EXCLUSIVE



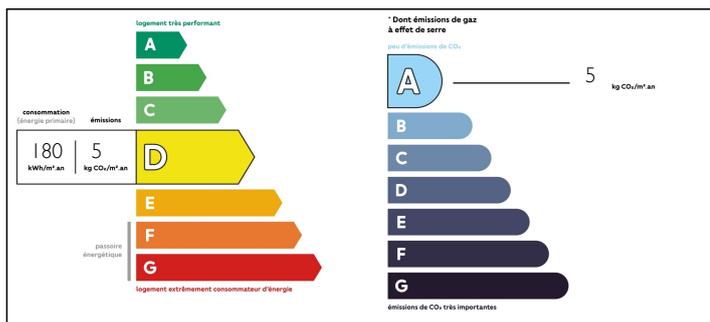
## INFORMATION

Town:	Lectoure
Department:	Gers
Bed:	2
Bath:	1
Floor:	114 m2
Plot Size:	0 m2

## IN BRIEF

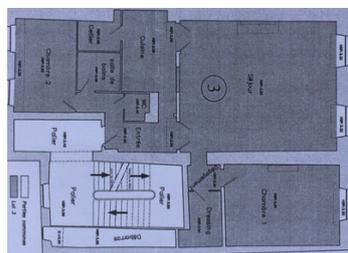
Right in the heart of Lectoure with all amenities by foot, you will be charmed by this lovely appartement on the first floor, spacious, bright with high ceilings and lovely wooden floor in the charming living room. Lectoure has all that you may need in terms of amenities, schools, doctors, pharmacy, cinema, a spa ( les themes), restaurants, bars and much more. It also boasts a very big market every Friday morning full of colour, fruits, vegetables, local dishes and many more delights. Best of living in the Gers whilst not far from other main towns, airports and the fast train (TGV)

## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

A lovely stone building in the heart of Lectoure on the first floor with only one appartement on this floor, you will find a lovely 2 bedroom apartment of approximately 114 sqm.

The appartement offers an entrance, spacious living area, kitchen, pantry, storage room, 2 bedrooms, separate toilet and a bath. The living room windows are equipped with triple glazing.

Entrance : 5 sqm

Living room : 45 sqm

Cuisine : 10 sqm

Pantry : 3 sqm

Storage room : 4 sqm

Toilet : 2 sqm

Bath : 4 sqm

Bedroom : 23 sqm

Bedroom : 13 sqm

## LOCAL TAXES

Taxe foncière: **1128 EUR**

Lots of possibilities for this property, your main or vacation home or you may choose to rent it out as a financial investment.

Do not miss this opportunity please call and come for a visit.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## NOTES