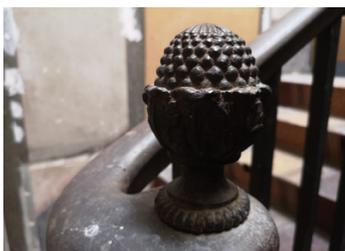


Breathtaking views! Unique! to renovate! Historic! Tourist hot spot! Courtyard & garden! Cellar and well!



INFORMATION

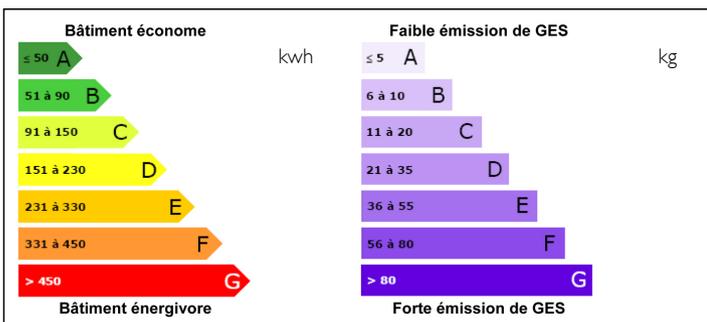
Town:	Lectoure
Department:	Gers
Bed:	4
Bath:	1
Floor:	222 m2
Plot Size:	223 m2



IN BRIEF

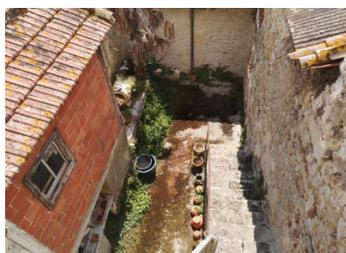
In the region known as French Tuscany, in the heart of a tourist hot spot sits an amazing example of a period property stuffed full of original features! The cellar walls dating from C13, wallpaper from Napoleon III and a possible Roman pillar! It does require renovation whether this is slowly or using Artisans to create a stunning and individual property as a main home, holiday home or for investment rental units the choice is yours Work to the roof and structural beams was carried out in 2012. All except 2 floors are terracotta. There is a central original C15 "light tube" bringing light to the heart of the building above the central staircase. Windows to the central romantic courtyard with balcony and also far reaching views over the open countryside making use of all the natural light. There is an existing retail unit at 450/month which can be incorporated back into the property...

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 typical yet very untypical town house! This property has a rental shop to the front with a WC and kitchenette, this could be extended to create a tea room into the courtyard, a gallery, a studio or to incorporate back into the property, maybe a B&B as plenty for guests to see and doonly your imagination holds you back!

Many of the individual and interesting items in the house will remain for the next guardian so a ready made antiques shop!?

There is a possibility to make a roof terrace subject to planning rules.

Lectoure is a historical tourist town with 10 historic listed monuments, bars, restaurants and shops all within walking distance. It also benefits from a Thermal spa and pool. Museum visits, galleries, antique shops, walking, fishing, golf, wine tasting, swimming, canoeing, river boating and balloon flights can be arranged over the magnificent countryside followed by fine dining - you could be on holiday all year round!

Dimensions

Rental unit 30m² with WC and kitchenette 550/month (could be sold without the tenant) At present access is via the shop however there is an estimate to create a separate independent entrance.

Hallway 12m²

Room 14m²

Courtyard 22m²

Salon 19m²

Kitchen 22m²

Storage

Garden 30m² including the stone staircase with storage

Cellar 50m²

1st Floor

Room 25m²

Landing 13m²

Room 6.5m²

Room 14m²

LOCAL TAXES

Taxe foncière:

1555 EUR

NOTES