Estate with stone house and outbuildings near Lectoure

4 2 32,394m² 245m²



Reference
90744

Price
€575,000

Location
Lectoure

Description

Located between Agen and Lectoure, in a lush and elevated setting, this attractive estate offers open views over the surrounding countryside and easy access to Agen. The property includes a renovated mansion with generous volumes, two bedrooms, an office, and significant potential for extension, along with several outbuildings: a wine cellar, guest house, barn, and carport. Set on over 3 hectares of landscaped grounds and meadows with a well and spring, the estate combines modern comfort with strong regional character, making it ideal for a family residence or a hospitality project.





Features
Beautiful stone buildings
Near Lectoure
Authentic features



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General

Rooms: 4

Living area: 245m²

Land area: 32,394m²

DPEScore: D (213kWhEP/m²/an)

GESScore: D (41kgCO2/m²/an)

Property tax: €525

Layout Mansion 245 m²

Ground floor

Living room : 45 m²

Adjoining room: 55 m²

Kitchen/dining room: 27 m², utility room, shower room, and toilet

1st floor

Bedroom: 23 m², beautiful poplar parquet flooring and closets

Bedrooms : 23 m², beautiful poplar parquet flooring and closets

Office space: 14 m²

Split level, shower room: 14 m² and separate toilet

OUtbuildings