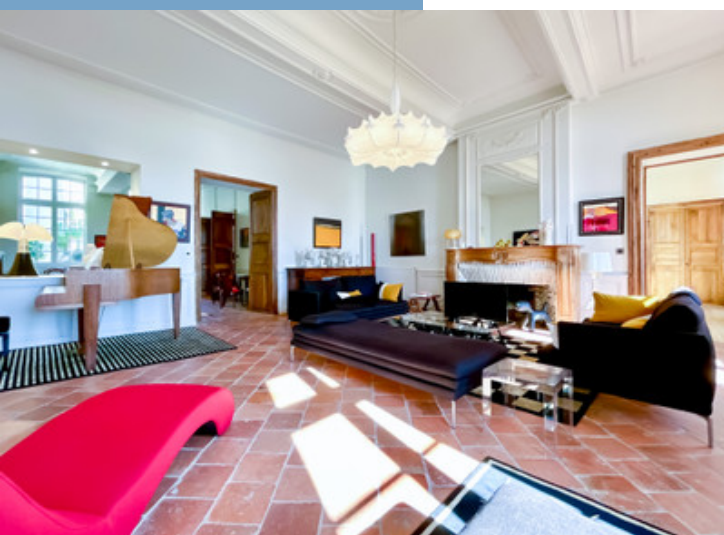




## 17TH-CENTURY PRIVATE MANSION – LUXURY AMENITIES, GARDEN & POOL – LECTOURE



PROPERTY FACT FILE	
REFERENCE	A35388LIS32
PRICE	€ 1,830,000 £ 0* *agency fees to be paid by the seller
BEDROOM	4
BATHROOM	4
ACCOMMODATION	525 m²
LAND	670 m²
TOWN	Lectoure
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Maître
CONDITION	
FEATURES	Swimming Pool, Mains Drains, Garage
*Price based on current exchange rate which is subject to change	







17TH-CENTURY PRIVATE  
MANSION – LUXURY  
AMENITIES, GARDEN &  
POOL – LECTOURE...

Ref : A35388LIS32

17th-century mansion in Lectoure, 500 m<sup>2</sup>, 12 rooms, elevator, spa, pool, wine cellar. Luxury & prestige, 1h15 from Toulouse. Rare opportunity!

## DESCRIPTIF

Located in the heart of Lectoure, a historic gem of the Gers region, this 17th-century private mansion embodies luxury and elegance. Fully restored with high-end materials, it offers prestigious amenities, blending the charm of the past with modern comfort.

### Property Features:

Living space: Over 500 m<sup>2</sup>

Layout: 12 rooms, including 4 spacious bedrooms (27 to 37 m<sup>2</sup>) with en-suite bathrooms

Luxury amenities: 4 refined lounges (30-33-45 et 48 m<sup>2</sup>), a fully equipped kitchen (35 m<sup>2</sup>), and a private bar (40 m<sup>2</sup>)

Full accessibility: Elevator serving all floors

Basement: A spa, a wine cellar, and additional spaces ready to be converted according to your needs

Outdoor spaces: A landscaped garden, a pool, providing an exclusive retreat for relaxation and well-being

### A Prestigious Lifestyle

Lectoure, classified as a "Town of Art and History," is a sought-after destination for its exceptional living environment. Nestled in the heart of Gascony, this region attracts a discerning international clientele, drawn by its refined lifestyle, world-renowned gastronomy, and rich cultural heritage.

### Accessibility:

1h15 from Toulouse, a vibrant international city and major economic hub in southwestern France

1h20 from Toulouse-Blagnac International Airport, offering connections to major global capitals

Whether as a private residence or a high-end hospitality project, this exceptional property is a rare opportunity in the luxury real estate market.

Contact us today for more information!

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More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A35388LIS32>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

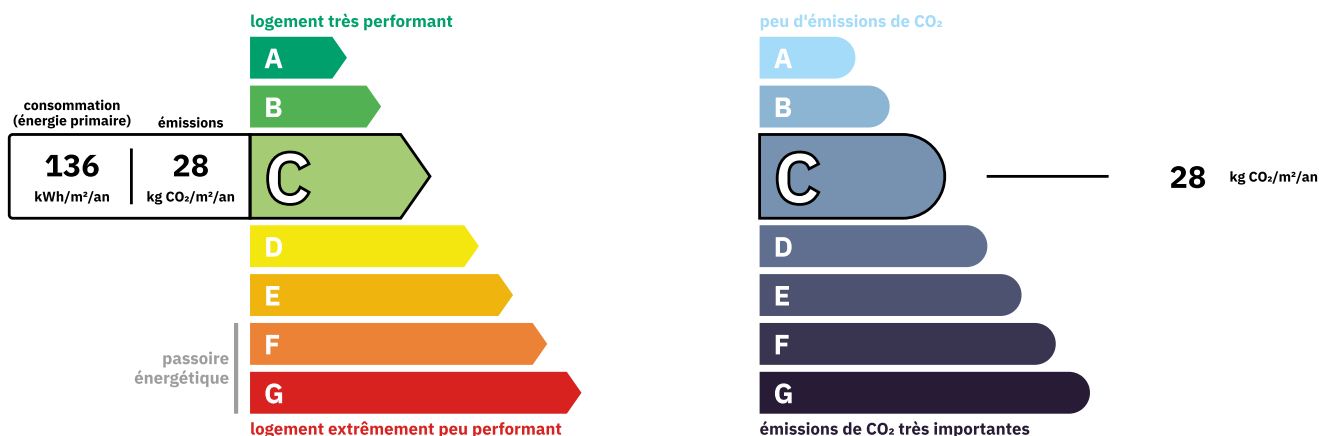
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

17TH-CENTURY PRIVATE  
MANSION – LUXURY  
AMENITIES, GARDEN & POOL  
– LECTOURE...

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

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## ENERGIE-DPE



Property **Moderately efficient**  
Estimated annual energy costs  
between 4220 € and 5760€ for 2021

## NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

## CONTACT

Réf : A35388LIS32  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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