



## 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

In the heart of Lectoure, this fully restored 17th-century stone hôtel particulier (500 m<sup>2</sup>) features 12 rooms, including 4 spacious suites with en-suite bathrooms, 4 reception rooms, a 35 m<sup>2</sup> kitchen, and a 40 m<sup>2</sup> private bar. An elevator serves all floors. The basement includes a spa, wine cellar, and extra rooms to customise. Outside, a landscaped

## DESCRIPTIF

Behind a beautiful stone façade crowned by a grand arched wooden door lies a hidden gem: a 17th-century hôtel particulier fully restored with the utmost attention to detail, located in the heart of Lectoure, one of southwestern France's most enchanting towns, officially recognised as a Ville d'Art et d'Histoire.

This historic residence offers over 500 m<sup>2</sup> of refined living space, where heritage and contemporary comfort blend seamlessly. The interiors reveal original parquet floors, soaring ceilings, intricate mouldings, and elegant finishes throughout. The property features 12 rooms, including 4 expansive suites (27 to 37 m<sup>2</sup>) with en-suite bathrooms, 4 elegant reception rooms, a fully equipped 35 m<sup>2</sup> kitchen, and a private 40 m<sup>2</sup> bar — all served by a discreet lift connecting every floor.

The lower level hosts a spa, wine cellar, and additional rooms ready to be tailored to your needs. Outdoors, a landscaped garden and graceful swimming pool offer a serene retreat in the heart of town.

Lectoure's lifestyle is part of the dream: a vibrant yet peaceful town with cobbled streets, a lively gourmet market, art galleries, thermal baths, and cultural events year-round. It's a destination beloved by a discerning international clientele drawn to its authenticity, elegance, and southern charm.

Just 1h15 from Toulouse and 1h20 from its international airport, this rare property is ideal for a prestige residence or a high-end hospitality project. A refined invitation to

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

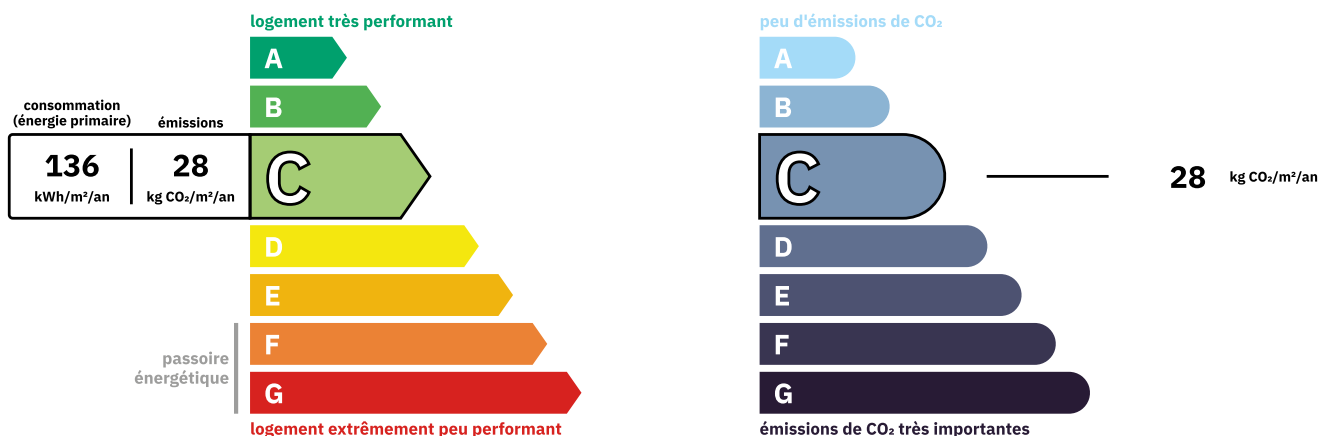
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

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/>

Ref : A35388LIS32

## 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

**LEGGETT**  
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488  
E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

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)