

## 17th-Century Private Mansion – Luxury Amenities, Garden & Pool – LECTURE



## INFORMATION

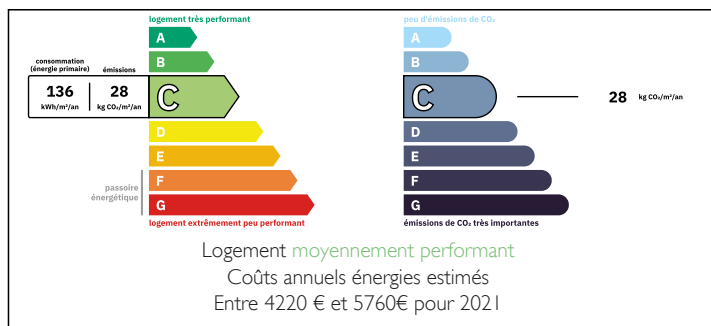
Town:	Lectoure
Department:	Gers
Bed:	4
Bath:	4
Floor:	525 m2
Plot Size:	670 m2

## IN BRIEF

In the heart of Lectoure, this fully restored 17th-century stone hôtel particulier (500 m²) features 12 rooms, including 4 spacious suites with en-suite bathrooms, 4 reception rooms, a 35 m² kitchen, and a 40 m² private bar. An elevator serves all floors. The basement includes a spa, wine cellar, and extra rooms to customise. Outside, a landscaped garden and pool offer tranquillity. Behind its grand arched wooden door, this rare property blends history with elegance. Located in a vibrant town known for art, gastronomy, and wellness, just 1h15 from Toulouse and its international airport.



## 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.



## LOCAL TAXES

**Taxe foncière: 6022 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

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 live beautifully, in every sense of the word.

Contact us today for more information!

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Information about risks to which this...