



## Elegant Hilltop Estate - Northern Gers 10-Hectare Property with a Michelin-Starred Legacy



### Informazioni sull'Agente

Nome:	Sarah Day
Nome della ditta:	Maisons et Manoirs
Nazione:	France
Experience since:	1994
Tipo di servizio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefono:	+33 (608) 891-279
Languages:	French
Sito web:	<a href="http://www.maisonsetmanoirs.com">http://www.maisonsetmanoirs.com</a>

### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 3,475,455.72

#### Posizione

Nazione:	France
Cap:	32700
Pubblicato:	22/05/2025
Descrizione:	

Surface : 954 m2

Rooms : 22

Bathroom : 11

Plot size : 10 ha

#### Caracteristiques techniques

Reference

MM 2163 SD GN

Price



2 995 000 €

Location

Lectoure 32700

Rooms

22

Bedrooms

11

Bathroom

11

Property tax

10 511 € /year

Plot size

10 ha

Sanitation

Individual compliant

Openings

Aluminium/Double glazing

Swimming pool

Yes

Heating

Pellets, Heat pump

Interior condition

Excellent



Kitchen

Fitted

View

Panoramic

Description of the pool

couverte, chauffee 14x6

Levels (incl. ground floor)

2

### Informations complementaires

Fees to be paid by the seller. Energy class C, Climate class A Estimated amount of annual energy expenditure for standard use: between 4030.00 € and 5530.00 € for the years 2021, 2022, and 2023 (including subscriptions). Information on the risks to which this property is exposed is available on the Geohazards website: [georisques.gouv.fr](http://georisques.gouv.fr).

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Nos honoraires

### Comune

Camere da letto:	11
Bagni:	11
Finito piedi quadrati:	954 mq

### Room details

Total rooms:	22
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### Utility details

Heating:	Si
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### Lease terms

Date Available:

### Contact information

IMLIX ID:	IX6.926.489
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<https://www.imlix.com/it/>

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