



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



### Agent Info

Name: Sarah Day  
Company: Maisons et Manoirs  
Name:  
Country: France  
Experience since: 1994  
Service Type: Selling a Property  
Specialties:  
Property Type: Apartments, Houses  
Phone: +33 (608) 891-279  
Languages: French  
Website: <http://www.maisonsetmanoirs.com>

### Listing details

Property for: Sale  
Price: USD 3,511,032.08

#### Location

Country: France  
ZIP code: 32700  
Posted: May 22, 2025  
Description:

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

## Common

Bedrooms:	11
Bathrooms:	11
Finished sq. ft.:	954 sq m

## Room details

Total rooms:	22
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## Utility details

Heating:	Yes
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## Lease terms

Date Available:

## Contact information

IMLIX ID:	IX6.926.489
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# IMLIX

**IMLIX Real Estate Marketplace**

<https://www.imlix.com/>

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