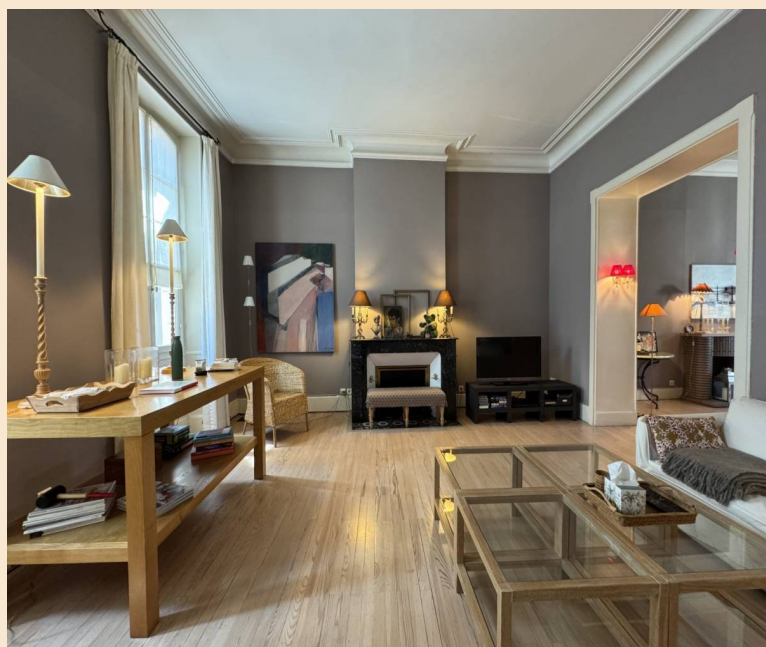


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## Elegant Period Home with Garden – In the Heart of Auch

**Auch , Gers , Occitanie**



**€450,000**

**inc. of agency fees**

**4 Beds   3 Baths   225 sqm   0.12 ha**

Located at only a two minutes' walk from the Cathedral of Auch, this elegant period home combines timeless charm...

### At a Glance

**Reference**   MFH-BG32678

**Near to**   Auch

**Price**   €450,000

**Bed**   4

**Bath**   3

**Hab.Space**   225 sqm

**Land**   0.12 ha

**Pool**   No

**Land Tax**   N/A

### Property Description

Located at only a two minutes' walk from the Cathedral of Auch, this elegant period home combines timeless charm with an exceptional city-centre location. Offering approximately 225 m<sup>2</sup> of living space, the property boasts generous, light-filled rooms, high ceilings, and beautifully preserved original features.

From the moment you step inside, a warm and inviting atmosphere prevails: a refined living room, a welcoming dining area, and a stylish modern kitchen enhanced by a workshop-style glass partition all flow seamlessly together. The ground floor also includes an independent office with water and WC facilities – ideal for working from home or a professional practice. To the rear, a private patio offers a peaceful and secluded retreat away from the hustle and bustle of city life.

Upstairs, you'll find four comfortable bedrooms and two shower rooms. The top floor, already equipped with a shower room, provides scope for further development – whether as a master suite, playroom, office, or guest accommodation. Some light refurbishment (mainly painting and plasterwork) is to be expected on the first floor.

A rare find in the city centre, the property enjoys a beautifully landscaped 1200 m<sup>2</sup> garden – a true green haven. A charming outbuilding overlooking the courtyard could easily be converted into an artist's studio or office space. There's also a delightful covered summer room, complete with a large dining area and barbecue – perfect for entertaining and making the most of the garden in warmer months.

Thoughtfully designed for everyday living, the house also includes a pantry, a utility room with direct garden access, and combines period character with modern comforts in perfect harmony.

A truly unique opportunity, offering elegance, space, and practicality, all within walking distance of every amenity.

Fees to be paid by the seller. Energy class D, Climate class D Estimated average amount of annual energy expenditure for standard use, based on the year's energy prices 2021: between 2610.00 and 3610.00 €. Information on the risks to which this property is exposed is available on the Geohazards website: [georisques.gouv.fr](http://georisques.gouv.fr).

### Summary

Property type:	House
Bedrooms:	4
Bathrooms	3
Price	€450,000

### Key Information

Internal Area:	225 sqm
Land Area:	0.12 ha

### Location: Occitanie



## Gallery















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You would have already been informed about the property taxes and legal fees (that incl. the stamp duty).

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my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**C. BAUER – Sunday Times**

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**S. and L. BROWN**



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