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Exceptional property in the heart of Auch

Auch , **Gers** , **Occitanie**



€850,000

inc. of agency fees

5 Beds 4 Baths 285 sqm 0.05 ha

Situated in the heart of Auch, the historic capital of our beautiful Gascony region, an exceptional modern Property...

At a Glance

Reference	MFH-BG32586	Near to	Auch	Price	€850,000
Bed	5	Bath	4	Hab.Space	285 sqm
Land	0.05 ha	Pool	No	Land Tax	N/A

Property Description

Situated in the heart of Auch, the historic capital of our beautiful Gascony region, an exceptional modern Property with authentic features of about 285 m². It enjoys stunning views of the river and of the Saint Marie's Cathedral. The ground floor opens onto a beautiful entrance hall with a lift serving the three levels of the house. The living room with cathedral ceiling and dining area is connected to the kitchen by an industrial bay window. The kitchen opens onto a back kitchen, a laundry area and a garage. This entire floor opens onto the garden through large French windows offering a lot of light and allowing direct access to the terrace and

the garden. On the first floor there are 3 en-suite bedrooms with dressing rooms and shower rooms as well as an office situated on a mezzanine floor which opens onto the living room. On the second floor you will find a large penthouse of 100 m² with a living area consisting of a lounge, a kitchen, a laundry room, 2 bedrooms, a bathroom and a terrace with a beautiful view of the Saint Marie's Cathedral. The latter can be totally independent thanks to the lift that takes you directly up from the ground floor. To complete the whole, two large garages and a cellar, as well as a beautiful garden allowing you to enjoy the calm while being in the heart of town. The Property has been renovated with high quality materials, great taste and has all modern comfort: home automation system, lift, underfloor central heating on the 3 levels, heat pump, reversible air conditioning, double glazing, etc. A rare gem not to be missed

Summary

Property type:	House
Bedrooms:	5
Bathrooms	4
Price	€850,000

Key Information

Internal Area:	285 sqm
Land Area:	0.05 ha

Location: Occitanie



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