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Charming Villa with Pool Near Auch

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



€287,500

inc. of agency fees

3 Beds 2 Baths 170 sqm 0.34 ha

Located at the end of a cul-de-sac on the outskirts of Auch, the capital of Gers with all necessary amenities...

At a Glance

Reference	MFH-BG33289	Near to	Auch	Price	€287,500
Bed	3	Bath	2	Hab.Space	170 sqm
Land	0.34 ha	Pool	No	Land Tax	N/A

Property Description

Located at the end of a cul-de-sac on the outskirts of Auch, the capital of Gers with all necessary amenities such as shops, schools, colleges, high schools, supermarkets, and hospitals, this delightful 170 m² villa features a 3,400 m² garden with a pool and views over the fields.

The bright living area opens onto a spacious terrace with a barbecue, accessed through large bay windows. The modern kitchen is fully equipped, and a cozy lounge with a fireplace insert is also open to the living room. The sleeping area includes two bedrooms and a bathroom, plus another bedroom with its own shower room, and an office on the mezzanine.

The house offers a double garage with electric doors and two storage rooms that can easily be converted into additional living space or a studio.

The garden is landscaped with trees and flowers, and the large terrace around the pool offers complete privacy.

This is a wonderful home to enjoy year-round.

Summary

Property type:	House
Bedrooms:	3
Bathrooms	2
Price	€287,500

Key Information

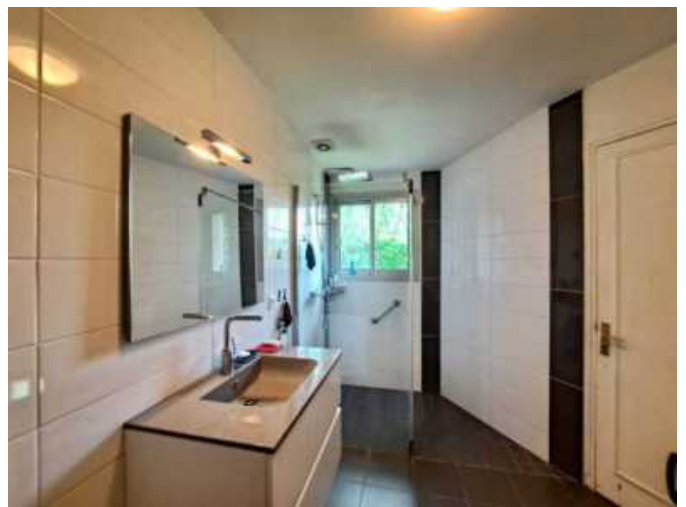
Year Built:	1982
Internal Area:	170 sqm
Land Area:	0.34 ha

Location: Occitanie



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