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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

**Bed** 3

**Land** 0.34 ha

**Near to** Auch

**Bath** 2

**Pool** No

**Price** €287,500

**Hab.Space** 170 sqm

**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 m<sup>2</sup> villa features a 3,400 m<sup>2</sup> 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



## Gallery









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