

[Click to view MFH-EAT7958](#)

Architect's house in the woods in Auch Gers , Occitanie



€895,000

inc. of agency fees

4 Beds 3 Baths 240 sqm 1.9 ha

Located a few minutes from the city center of Auch, this contemporary and ecological house of approximately 240sqm impresses with its architecture. This property offers a unique and harmonious living...

At a Glance

Reference	MFH-EAT7958	Near to	Toulouse	Price	€895,000
Bed	4	Bath	3	Hab.Space	240 sqm
Land	1.9 ha	Pool	Yes	Land Tax	N/A

Property Description

Located a few minutes from the city center of Auch, this contemporary and ecological house of approximately 240sqm impresses with its architecture. This property offers a unique and harmonious living environment, in perfect symbiosis with the surrounding nature. It is nestled in a green setting on a wooded plot of nearly 2 hectares, in the heart of the Gers hills. The avant-garde architecture of this residence, accessible by an intimate path lined with trees, is gradually revealed. With an open plan, on concrete stilts,

this architect's house is spread over two floors. Concrete and steel are combined here with wood, in a bias that favors a natural material. It offers, in a simple volume, great spatial fluidity and plays with the slope of the land. Glazed on all sides, it offers a feeling of total immersion in nature, with balconies and terraces allowing you to escape to the garden and enjoy the panoramic view. The ground floor receives the living rooms on 110sqm. The kitchen precedes the many spaces with a strong personality: library, living room, living room and the dining room. A first night space with a bedroom and bathroom finds its place. The first floor, meanwhile, is dedicated to rest. Three bedrooms find their place and, slightly apart, a master suite completes this level. The exteriors are not left out, the naturally wooded land constitutes the ideal setting. Many footbridges lead to a swimming pool below the construction with an unobstructed view. This exceptional house, both modern and integrated into its natural environment, is a rare place to live, combining serenity and proximity to the Capital of Gers. Auch city center: 5 minutes 50sqm cellar, ideal for various development projects: artist's studio, wine cellar, or even a cinema room. for artists, oenophiles, film buffs, ... Ecological construction Suspended terraces View of the Pyrenees ENERGY CLASS: A / CLIMATE CLASS: C. Estimated average amount of annual energy expenditure for standard use, established from 2021 energy prices: between EUR1,980 and EUR2,730 Information on the risks to which this property is exposed is available on the Géorisques website Sales agent: Louis Chevallet - 06 47 28 38 50 - RSAC number 852 573 088

Summary

Property type:	Countryside house
Bedrooms:	4
Bathrooms	3
Price	€895,000

Key Information

Internal Area:	240 sqm
Land Area:	1.9 ha
Property Features:	
• Balcony:	3
Has a Garden	Yes
Swimming Pool?	Yes

Location: Occitanie



Gallery







As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

Contact us on:

0845 123 5885 (UK only local rate) / **+44 (0) 113 216 4066**,
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

Testimonials

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

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

S. and L. BROWN

great service
fast transfers

send money abroad 24/7 excellent rates