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## 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...

### At a Glance

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







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