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Lovely Townhouse with Garden in the Heart of Auch

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



€347,700

inc. of agency fees

4 Beds 2 Baths 210 sqm 0.02 ha

Charming townhouse in the center of Auch – Uninterrupted views and a private garden Ideally located in the...

At a Glance

Reference	MFH-BG32661	Near to	Auch	Price	€347,700
Bed	4	Bath	2	Hab.Space	210 sqm
Land	0.02 ha	Pool	No	Land Tax	N/A

Property Description

Charming townhouse in the center of Auch – Uninterrupted views and a private garden

Ideally located in the heart of Auch, this beautiful townhouse combines character and potential. It boasts uninterrupted views on one side and a delightful garden on the other.

From the entrance hall, a spacious landing leads to a bright living room with parquet flooring and a fireplace, a dining room featuring another fireplace and original parquet flooring, and a kitchen ready to be fitted to your taste. This floor also includes a large storage cupboard.

Upstairs, three spacious bedrooms await, along with a shower room and a functional dressing room.

The lower ground floor (-1) offers additional living space in need of refurbishment. It includes an old kitchen, a charming bedroom, a bathroom, and a large utility room—perfect for creating a guest suite or independent living area.

The garden level (-2) features a large cellar and direct access to the private garden—a rare asset in the town center.

One of the major advantages of this home is its prime location. Everything you need is within walking distance: shops, restaurants, schools, doctors, and the local market. Enjoy the convenience of city living while benefiting from a peaceful and private setting.

While some decorative work remains to be completed, most major renovations have already been done: double glazing, loft insulation, VMC installation, electrical upgrades, and the refurbishment of the main living areas.

A property full of charm and opportunities—ideal for a family home or an investment project.

Fees to be paid by the seller. Energy class D, Climate class D Estimated amount of annual energy expenditure for standard use: between 4140.00 € and 5650.00 € for the years 2021, 2022, and 2023 (including subscriptions). Information on the risks to which this property is exposed is available on the Geohazards website: georisques.gouv.fr.

Summary

Property type:	House
Bedrooms:	4
Bathrooms	2
Price	€347,700

Key Information

Internal Area:	210 sqm
Land Area:	0.02 ha

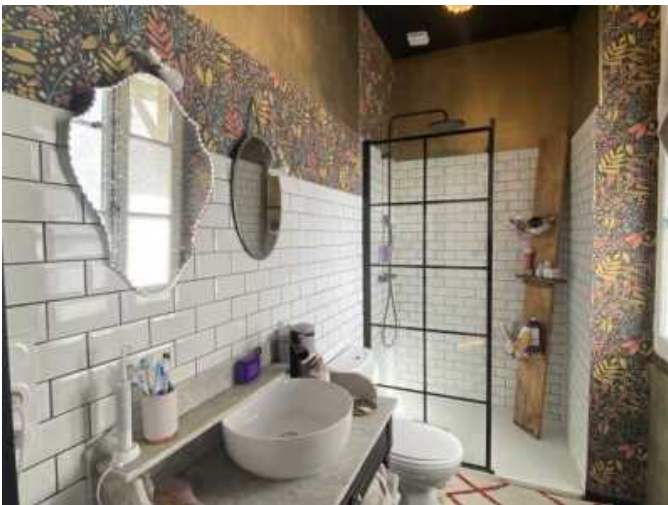
Location: Occitanie



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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.

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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.

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