

House 120m2, 6 Rooms. 4 Bedrooms, study, living room with balcony, kitchen, large garage. Land 660m2



INFORMATION

Town:	Auch
Department:	Gers
Bed:	5
Bath:	2
Floor:	120 m2
Plot Size:	660 m2

IN BRIEF

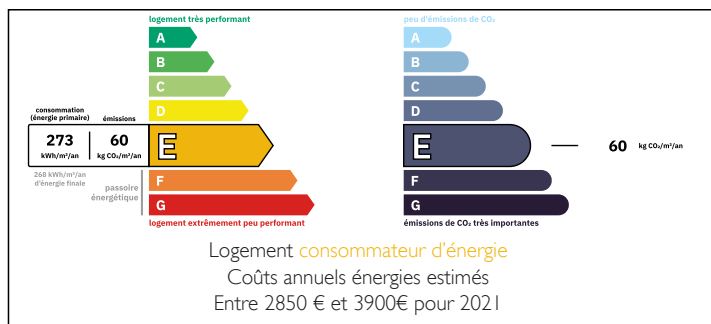
House of 120 m2 situated in a residential area. Land of 660m2 . Living room with fireplace and balcony facing SOUTH. Kitchen 10,80m2 with cupboard, 4 bedrooms upstairs:

All bedrooms with built-in wardrobes. Shower room and separate wc. On the ground floor, a total of 100 m2 comprising a storeroom, utility room, office or bedrooms with the option of a shower room. Large garage with workshop and possible parking for 2 vehicles. Decoration work to be carried out. Ideal for a family and possible rental income or accommodation for the elderly and ground floor.

Close to all amenities, 15-minute walk to town centre, public transport.

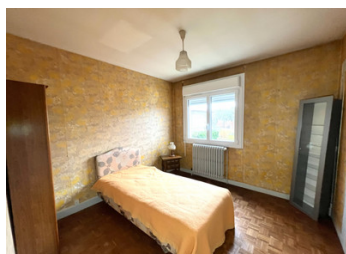


ENERGY - DPE



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Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

The property 10.80m2 kitchen with cupboard, 1 living room of 25m2.

4 bedrooms in total: bedroom 1 / 11m2 with washbasin: bedroom 2 / 12m2: bedroom 3 / 12m2: bedroom 4 / 9m2

shower room 4.6 m2: separate wc

bedroom 5/ ground floor 20m2 with washbasin;

Garage of 100 m2 in total; comprising: a room with washbasin of 20 m2, a storeroom of 9m2; parking for two vehicles possible.

possible

* Heating boiler and DHW boiler

*Septic tank, total sewerage on the street

*Gas central heating

* Double glazing and partial shutters

*Enclosed garden of 660m2 with trees

** 5 min walk to shops

*** Large shopping centre 2 mins by car

Day nursery: 132m

5 food shops within 700m

8 shops within a 700m radius House

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 2500 EUR

Taxe habitation: EUR

NOTES