

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

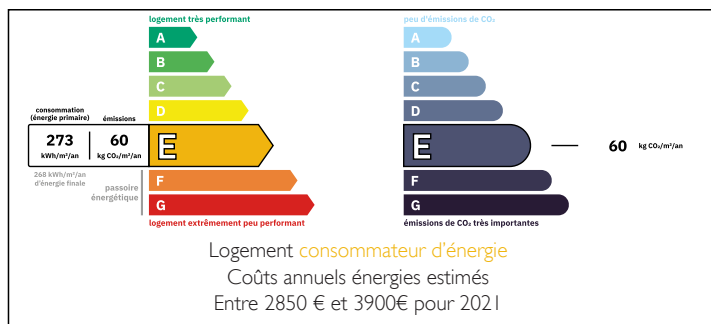
House of 120 m2 situated in a residential area. Land of 660m2 . Living room with fireplace and balcony facing SOUTH. Kitchen 10,80m2 with cupboard, 4 bedrooms upstairs:

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



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

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

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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