

Center of AUCH, Mansion house with garden, garage, shop window. 8 mn walking distance to the cathedral.



INFORMATION

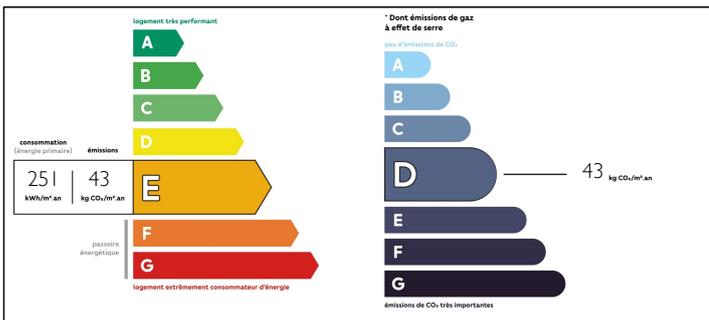
Town:	Auch
Department:	Gers
Bed:	4
Bath:	3
Floor:	200 m2
Plot Size:	725 m2



IN BRIEF

Situated up in town, near the historical center, mansion house entirely renovated. Intimate fenced garden with South exposure and trees. Garage on the street. Small shop window with business area and workshop at rear of house leading to an internal yard, room with kitchenette, shower and wc.

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

XIXth century renovated Mansion House composed of :

Street level :

- 1 entrance hall with stone staircase leading to the 1st floor (house)
- 1 business/commercial area with window
- 1 workshop leading to an internal yard
- 1 garage

1st floor at same level with garden (south exposure)

:

- landing area for access to 2 apartments or entire lodging
- little entrance
- 1 bedroom on street
- 1 shower-room
- 1 wc
- 1 living-room with fire-place with access to garden
- 1 kitchen with access to the garden and paved terrace
- 2 small dependances outside and next to the kitchen
- access to the garden with gate giving on a dead end

- entrance for the 2nd apartment

- 1 wc with sink
- 1 bathroom
- 1 kitchen

- 1 living-room with access to a paved terrace and garden
- 1 bedroom

1st floor :

- landing area
- 1 wc
- 1 shower-room
- 2 large bedrooms with windows on the street
- 2 large bedrooms with windows on the garden and exposed beams

LOCAL TAXES

Taxe foncière: **3450 EUR**

NOTES