



TERRA TRANSACTION

IMMOBILIER

☎ 06 89 50 01 09

✉ contact@terra-transaction.com

www.terra-transaction.com

€ 270 000

Buying village house

6 rooms

Surface : 119 m²

Surface of the living : 21 m²

Exposition : Sud est

Hot water : Electrique

Inner condition : Bon

External condition : Bon

Amenities :

fireplace, double glazing

2 bedroom

1 shower

2 WC

Energy class (dpe) : E

**Emission of greenhouse gases
(ges) : B**

Fees and charges :

270 000 € fees included

16/05/2024 - Prix T.T.C



Village house Uzès

Located in the heart of the village of SAINT QUENTIN LA POTERIE, an essential site for tourism and pottery, this real estate complex composed of a duplex apartment of 96m² on the ground including 86m² of living space, full of charm with its exposed beams, its beautiful staircase stones and its wrought iron banister, its beautiful high ceilings, a stylish fireplace, offers on the 1st level an equipped kitchen, a beautiful bright living room, a bathroom with toilet and on the upper floor, a room of 17m² with open mezzanine of 11m² for sleeping and a large bedroom of 21m² with good height under crawling. Velux window with motorized blackout shutter. Insulation under roof redone. On the ground floor, you will discover a 33m² room made up of 2 parts including a vaulted ceiling, a toilet with sink. An ideal and prime location for creating a craft activity. This room, which currently has independent access, can be connected to the main part to make it a storage space, workshop or an additional sleeping area. This property may also be suitable for a rental investment project with a guaranteed profitability of 5%. Energy consumption: 285 kw/m2/year. Greenhouse gas emissions: 9 KgCo2/m2/year Date of diagnoses 03/05/2024. Estimated annual costs between €1260 and €1740/year. Fees are the responsibility of the seller Information on the risks to which this property is exposed is available on the website www.georiques.gouv.fr Ref. : 898V129M - Mandat n°147



Terra Transaction - 3 Place du monument aux morts - 30700 Saint Quentin La Poterie

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RCS 901 309 526 Code NAF 6831Z - SIRET 901 309 526 00019 RCS de NIMES -

Document non contractuel - Barème de prix disponible sur notre site internet