

**6** 0689500109

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## € 270 000

Buying village house 6 rooms

Surface: 119 m<sup>2</sup>

Surface of the living: 21 m<sup>2</sup>

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

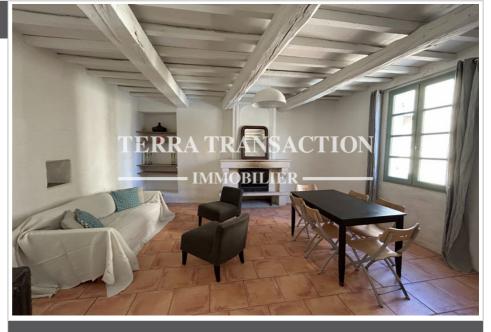
(ges): B

Fees and charges: 270 000 € fees included









## 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 96m<sup>2</sup> on the ground including 86m<sup>2</sup> 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 17m<sup>2</sup> with open mezzanine of 11m<sup>2</sup> for sleeping and a large bedroom of 21m<sup>2</sup> with good height under crawling. Velux window with motorized blackout shutter. Insulation under roof redone. On the ground floor, you will discover a 33m<sup>2</sup> 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