



**TERRA TRANSACTION**

**IMMOBILIER**

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[www.terra-transaction.com](http://www.terra-transaction.com)

€ 358 800

**Buying village house**

**4 rooms**

**Surface : 91 m<sup>2</sup>**

**Surface of the living : 32 m<sup>2</sup>**

**Exposition : Ouest**

**View : Campagne**

**Hot water : Electrique**

**Inner condition : Excellent**

**External condition : Bon**

**Couverture : tiles**

**Amenities :**

Terrasse, Cour, double glazing, calm

3 bedroom

2 terraces

2 showers

3 WC

1 garage

**Energy class (dpe) : C**

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

**Fees and charges :**

358 800 € fees included

30/04/2024 - Prix T.T.C



### Village house Saint-Quentin-la-Poterie

Village house 91 m<sup>2</sup> with large garage and terraces In the heart of the village of Saint-Quentin-la-Poterie and close to all amenities. Bright house crossing from East to West. The charm of stone on 3 levels with open views. Ground floor large garage of 50 m<sup>2</sup> with water and electricity. 1st floor, you will discover the kitchen and living room area with a surface area of approximately 32 m<sup>2</sup> with WC, opening onto the first terrace of 45 m<sup>2</sup>. Possibility of extending the living room onto the terrace! 2nd floor, two bedrooms of 9 m<sup>2</sup> and 10.50m<sup>2</sup> with shower room and toilet. Access to a beautiful terrace of approximately 10 m<sup>2</sup> with a splendid view of the Uzétienne countryside. 3rd and last floor, master suite of 24 m<sup>2</sup> with shower room and WC. For lovers of flambés during the winter seasons, a chimney flue is present. To visit without delay! Energy consumption: 177 kw/m<sup>2</sup>/year. Greenhouse gas emissions: 28 Co<sub>2</sub>/m<sup>2</sup>/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](http://www.georiques.gouv.fr) Ref. : 898V127M - Mandat n°143



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