



**TERRA TRANSACTION**  
— IMMOBILIER —

☎ 06 89 50 01 09

✉ contact@terra-transaction.com

www.terra-transaction.com

€ 338 000

**Buying village house**

**6 rooms**

**Surface : 135 m<sup>2</sup>**

**Surface of the living : 41 m<sup>2</sup>**

**Surface of the land : 183 m<sup>2</sup>**

**Year of construction : 1860**

**Exposition : Sud**

**Hot water : Electrique**

**Inner condition : Bon**

**External condition : Bon**

**Couverture : tiles**

**Amenities :**

Terrasse, Cour, fireplace, Bedroom  
on ground floor, calm

3 bedroom

1 terrace

1 shower

1 WC

**Energy class (dpe) : D**

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

Fees and charges :

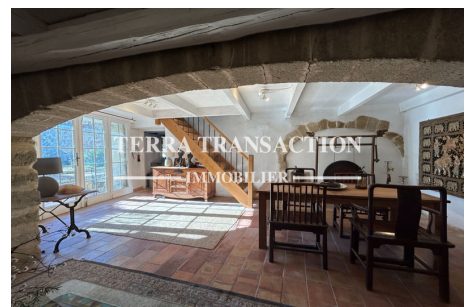
338 000 € fees included

28/04/2024 - Prix T.T.C



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

4 km from Uzes, in the heart of the village and within walking distance of the shops! Come and discover this 19th century village house built on 2 levels and developing 137m<sup>2</sup>. Composed of 3 bedrooms, one of which is on the ground floor, a courtyard, and a large sunny terrace with a view. 1 Living room of 40m<sup>2</sup> on the ground floor directly overlooking the south-facing courtyard and a living room of 26m<sup>2</sup> upstairs with a 30m<sup>2</sup> terrace. Fitted attic with possibility of extra sleeping for children. This charming house with its exposed stones and beams has everything to seduce you. Most ! Direct access from the street allowing the development of a craft or BnB-type rental activity. Possibility of creating a bathroom on the ground floor. 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. : 898V120M - Mandat n°135



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