



# TERRA TRANSACTION

—IMMOBILIER—

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

€ 650 000

**Buying villa**

**6 rooms**

**Surface : 126 m<sup>2</sup>**

**Surface of the living : 33 m<sup>2</sup>**

**Surface of the land : 6233 m<sup>2</sup>**

**Year of construction : 1979**

**Exposition : Sud est**

**Hot water : Gaz**

**Inner condition : A moderniser**

**External condition : Bon**

**Amenities :**

Terrasse, fireplace, Bedroom on ground floor, calm

4 bedroom

1 bathroom

1 shower

2 WC

1 garage

**Energy class (dpe) : C**

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

**Fees and charges :**

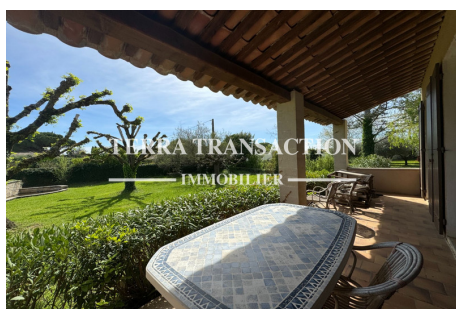
650 000 € fees included

14/05/2024 - Prix T.T.C



## Villa Saint-Quentin-la-Poterie

Exclusively. Exceptional location 10 minutes walk from the village and all its shops. We offer you this beautiful villa designed by an architect in 1979 on a magnificent wooded park of 6233m<sup>2</sup> with a beautiful olive grove, truffle oaks and quiet, unobstructed spaces. The house of approximately 126m<sup>2</sup> is composed as follows: Ground floor: entrance, kitchen, pantry, living room with fireplace, terrace, hallway, bedroom, toilet and shower room. Floor: landing, one bedroom with balcony, 2 bedrooms, bathroom and toilet. Large 40m<sup>2</sup> garage with workshop area and mezzanine (possibility of creating a beautiful apartment). Cathedral ceiling in the living room with exposed beams and weatherboards under the roof. Free-form basin, drilling. Revised roof. Facades redone 10 years ago. Possibility of detaching 2 beautiful building plots to the north. The land can also accommodate a horse with its box. Energy consumption: 158 kw/m<sup>2</sup>/year. Greenhouse gas emissions: 36 kgCo<sub>2</sub>/m<sup>2</sup>/year Estimated annual energy costs between €1280 and €1790/year. reference year 2021. Date of carrying out the diagnostics 02/23/2024 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. : 898V124M - Mandat n°140



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