



**TERRA TRANSACTION**

**IMMOBILIER**

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

€ 367 500

**Buying house**

**6 rooms**

**Surface : 110 m<sup>2</sup>**

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

**Surface of the land : 900 m<sup>2</sup>**

**Year of construction : 1971**

**Exposition : Sud**

**View : Dégagée**

**Hot water : Electrique**

**Inner condition : A moderniser**

**External condition : Bon**

**Amenities :**

Terrasse, fireplace, Bedroom on ground floor, calm

4 bedroom

1 terrace

1 bathroom

1 WC

1 garage

**Energy class (dpe) : D**

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

Fees and charges :

367 500 € fees included

26/04/2024 - Prix T.T.C



### House Saint-Quentin-la-Poterie

EXCLUSIVE. 2 steps from the center of the village and all the shops. Beautiful traditional construction with large garage and summer kitchen on the ground floor. Separate entrance with 2 bedrooms on the ground floor. Upstairs large living room with fireplace and veranda also overlooking the kitchen. 2 bedrooms. Bathroom and wc. Developing an area of 110m<sup>2</sup> + 51m<sup>2</sup> of outbuilding on the ground floor. Workshop of around 20m<sup>2</sup> with cellar. Ground 901m<sup>2</sup> well shaded with possibility of creating a swimming pool. Air conditioning upstairs. Central heating gas. Diagnoses in progress Information on the risks to which this property is exposed is available on the website [www.georisques.gouv.fr](http://www.georisques.gouv.fr) Ref. : 898V91M - Mandat n°100



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