



# TERRA TRANSACTION

—IMMOBILIER—

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

€ 639 500

**Buying propriété**

**11 rooms**

**Surface : 260 m<sup>2</sup>**

**Surface of the living : 51 m<sup>2</sup>**

**Surface of the land : 2960 m<sup>2</sup>**

**Year of construction : 1964**

**Exposition : Sud est**

**View : Jardin**

**Hot water : Electrique**

**Inner condition : A moderniser**

**Couverture : tiles**

**Amenities :**

Forage, fireplace, Laundry room

5 bedroom

1 terrace

2 showers

2 WC

2 garages

1 cellar

**Energy class (dpe) : F**

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

Fees and charges :

639 500 € agency fees 4,61% à the responsibility of the buyer included

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



## Propriété Saint-Quentin-la-Poterie

EXCLUSIVELY. It is in the heart of the village of SAINT QUENTIN LA POTERIE that this surprising architect's villa developing a living area of 260m<sup>2</sup> is located. Located on a beautiful plot of 3000m<sup>2</sup> well planted with trees and decorated with a covered area with summer kitchen and 2 wells and a borehole. A large living room with dining area of 52m<sup>2</sup> with winter garden of 23m<sup>2</sup>. A separate dining kitchen of 23.50m<sup>2</sup>. You will discover 5 bedrooms in the main part, one of which has a private bathroom, one with a toilet and bathroom shared with the other bedrooms. wc on each level. An annex part of 64m<sup>2</sup> on the ground floor composed of 4 rooms and toilets that can be transformed into an independent apartment or else into an additional sleeping area with the creation of a bedroom en suite and a bedroom with separate bathroom. Liberal activity possible (Doctor, physiotherapist, osteo, doctor's office....), because separate entrance. A large 40m<sup>2</sup> garage and basement with boiler room, workshop and cellar. This property is simply unique and is only 5 minutes walk from the market square and all its shops! Very charming. Possibility of creating a swimming pool. Ref. : 898V117M - Mandat n°131



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