

270 000 €

Contact agency
Terra Transaction

3 Place du monument aux morts
30700 Saint Quentin La Poterie
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For sale house

6 rooms

Surface : 119 m²

Surface of the living : 21 m²

Exposition : Sud est

Hot water : Electrique

Inner condition : GOOD

External condition : GOOD

Features :

fireplace, double glazing

2 bedroom

1 shower

2 WC

Energy class (dpe) : E

Emission of greenhouse gases (ges) : B

Document non contractuel



House 147 Uzès

Located in the heart of the village of SAINT QUENTIN LA POTERIE, an essential site for tourism and pottery, this real estate complex composed of a duplex apartment of 96m² on the ground including 86m² of living space, full of charm with its exposed beams, its beautiful staircase stones and its wrought iron banister, its beautiful high ceilings, a stylish fireplace, offers on the 1st level an equipped kitchen, a beautiful bright living room, a bathroom with toilet and on the upper floor, a room of 17m² with open mezzanine of 11m² for sleeping and a large bedroom of 21m² with good height under crawling. Velux window with motorized blackout shutter. Insulation under roof redone. On the ground floor, you will discover a 33m² room made up of 2 parts including a vaulted ceiling, a toilet with sink. An ideal and prime location for creating a craft activity. This room, which currently has independent access, can be connected to the main part to make it a storage space, workshop or an additional sleeping area. This property may also be suitable for a rental investment project with a guaranteed profitability of 5%. Energy consumption: 285 kw/m²/year. Greenhouse gas emissions: 9 KgCo₂/m²/year Date of diagnoses 03/05/2024. Estimated annual costs between €1260 and €1740/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

Fees and charges :

