

435 000 €

Contact agency

Terra Transaction

3 Place du monument aux morts

30700 Saint Quentin La Poterie

06 89 50 01 09 / contact@terra-transaction.com

For sale villa

6 rooms

Surface : 136 m<sup>2</sup>

Surface of the living : 39 m<sup>2</sup>

Surface of the land : 1201 m<sup>2</sup>

Year of construction : 1990

Exposition : Sud ouest

View : Jardin

Hot water : Solaire

Inner condition : GOOD

External condition : GOOD

Features :

cellar, TERRACE, fireplace, double glazing, Laundry room, CALM

4 bedroom

1 terrace

1 shower

1 garage

1 cellar

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A



### Villa 147 Saint-Quentin-la-Poterie

TERRA TRANSACTION EXCLUSIVE. Located in ST QUENTIN LA POTERIE just 5 minutes walk from the village in a little corner of paradise, is this villa of 136m<sup>2</sup> of living space with 3 bedrooms on one level and a large open mezzanine with a 4th bed. A beautiful cathedral living room of 39m<sup>2</sup> with insert fireplace opening onto a covered terrace to the SOUTH/WEST. Equipped kitchen with laundry room. Large 23m<sup>2</sup> garage with cellar and workshop area. The 1200m<sup>2</sup> plot of land, well planted with trees and completely unobstructed, can easily accommodate a swimming pool of your choice. Wooden shelters, exterior storage. Solar water heater. Air conditioning in the night area. Electricity redone. Insulation redone in the attic. Energy consumption: 102 kw/m<sup>2</sup>/year. Greenhouse gas emissions: 3 Co<sub>2</sub>/m<sup>2</sup>/year Date of carrying out diagnostics 11/21/2022 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)

Fees and charges :

435 000 € fees included

Document non contractuel

