

639 500 €

Contact agency

Terra Transaction

3 Place du monument aux morts

30700 Saint Quentin La Poterie

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transaction.com

For sale property

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 : to modernize

Couverture : tiling

Features :

DRILLING, fireplace, Laundry room

5 bedroom

1 terrace

2 showers

2 WC

2 garage

1 cellar

Energy class (dpe) : E

Emission of greenhouse gases (ges) : F

Document non contractuel

21/05/2024 - Prix T.T.C



## Property 131 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.

Fees and charges :

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

