



CHARMING BASTIDE WITH GUEST RENTAL,
POOL AND PRIVATE GARDEN IN A ARTISTIC
VILLAGE, 3 KM FROM UZÈS.

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FROM UZÈS....



PROPERTY FACT FILE	
REFERENCE	A44102RSI30
PRICE	€ 735,000 £ 0* *agency fees to be paid by the seller
BEDROOM	5
BATHROOM	4
ACCOMMODATION	255 m ²
LAND	580 m ²
TOWN	Saint-Quentin-la-Poterie
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, House, Family Home
CONDITION	
FEATURES	Swimming Pool, Mains drainage, High speed internet
*Price based on current exchange rate which is subject to change	



- Dual living & rental income potential
- Heated pool in a private garden
- Located in a lively and artistic village
- Character features throughout
- Solar panels generating income

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Located in the heart of Saint-Quentin-la-Poterie, this charming bastide offers approximately 250 m² of living space on a plot of around 600 m². Known for its artistic heritage and vibrant atmosphere, the village provides a wide range of shops, galleries, restaurants and local markets, all within walking distance. Conveniently situated with easy

DESCRIPTION

This attractive stone property combines authentic charm with versatility and income potential and offers on the ground floor:

- Spacious living room with fireplace opening onto a partially covered private terrace overlooking the swimming pool
- Fully equipped kitchen
- WC
- Laundry room
- Cellar
- Technical room
- Second independent entrance
- Additional living room with access to a terrace overlooking the courtyard
- Fully equipped kitchen
- Bathroom with shower and WC
- Independent room suitable for a workshop

On the 1st floor:

- 3 spacious bedrooms in the private section
- Bathroom with bath and WC
- 2 additional bedrooms in the independent section
- Second bathroom with bath and WC
- Access to the attic

Outdoor area:

- Beautiful enclosed garden of approximately 600 m², not overlooked
- Heated pool (approx. 3.5 x 4 m)

Additional features:

- Solar panels with resale of electricity
- Central gas heating
- Authentic materials preserved (stone, traditional features)
- Proven rental income

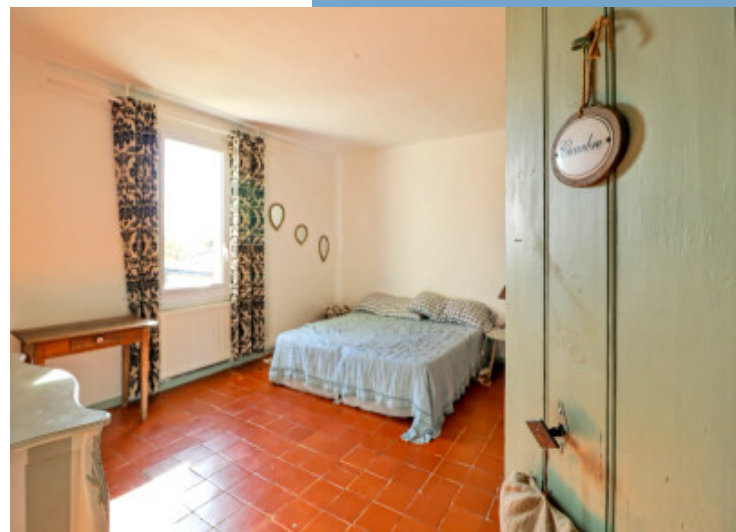
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More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A44102RSI30>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

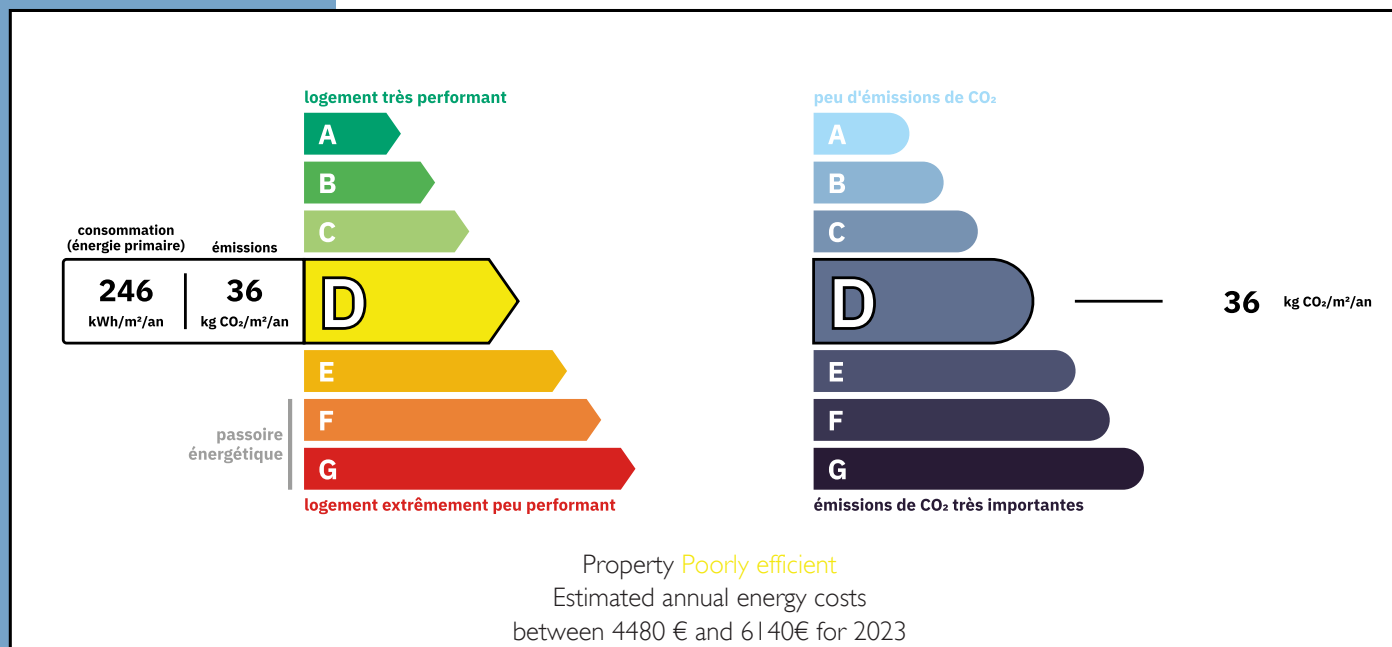
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

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CONTACT

Réf : A44102RSI30
FILE COMPLETE
AND PHOTOS
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LEGGETT
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488
E-mail: prestige@leggett.fr

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr