LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



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

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PROPERTY FACT FILE

REFERENCE	A44102RSI30
PRICE	€ 735,000 £ 0* *agency fees to be paid by the seller
BEDROOM	5
BATHROOM	4
ACCOMMODATION	255 m²
LAND	580 m²
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





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- 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

Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr
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More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A44102RSI30
COMPLETE FILE AND PHOTO ON REQUEST

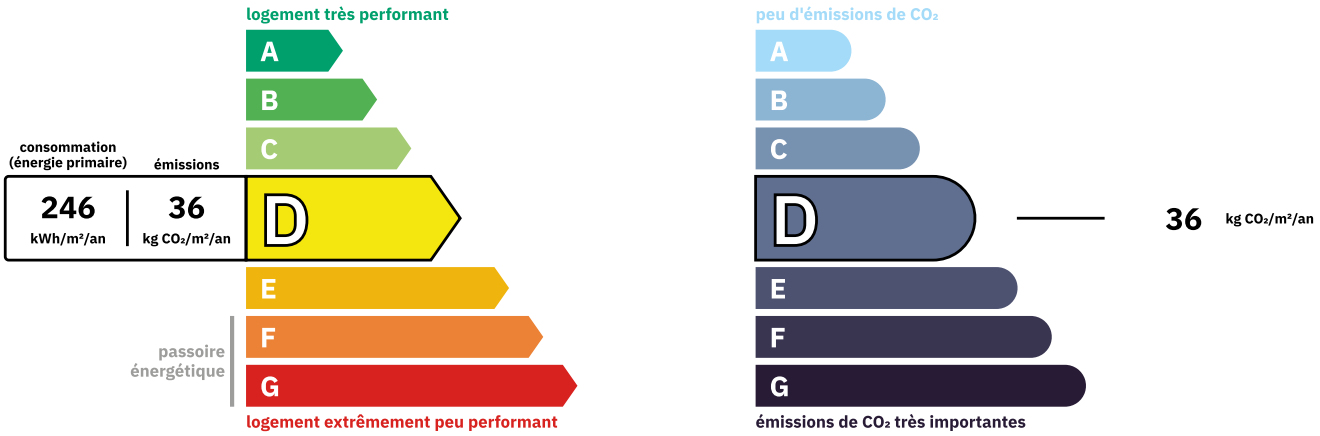
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ENERGIE-DPE



Property Poorly efficient
Estimated annual energy costs
between € and € for 2023

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchangerates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf :A44102RSI30
FILE COMPLETE AND PHOTOS ON REQUEST

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