

Charming stone house with terrace and garage.



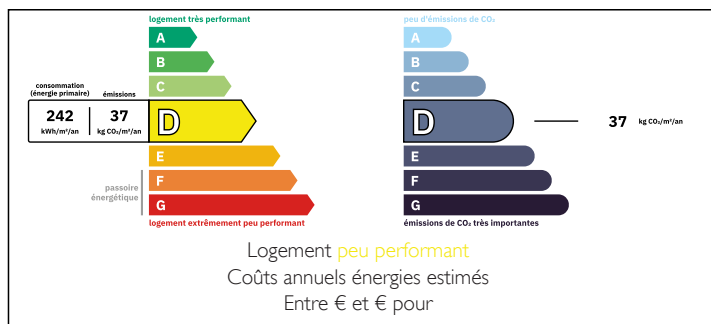
INFORMATION

Town:	Saint-Quentin-la-Poterie
Department:	Gard
Bed:	3
Bath:	1
Floor:	98 m2
Plot Size:	140 m2

IN BRIEF

This village house could be perfect holiday home or permanent residence in walking distance to charming village with pottery workshops, a few local shops, cafés and restaurants and Friday's market. Conveniently situated for connections to airports & TGV stations at Nimes (30 km) or Avignon (40km).

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

Just a few minutes from Uzès, this old stone house is sure to captivate you, located in a village with all amenities.

From the moment you enter, you'll be captivated by its authenticity and bohemian atmosphere, which gives it a unique charm. The period materials—old screens, parquet floors, exposed beams, and natural stone—tell a story and create a warm atmosphere.

It offers a light-filled kitchen-dining room with access to a 40 m² (430 sq ft) private terrace, a living room with a wood-burning stove, three bedrooms, one of which is en suite with a shower room and toilet, and a bathroom with toilet. A garage completes this rare property.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 789 EUR

Taxe habitation: EUR

NOTES