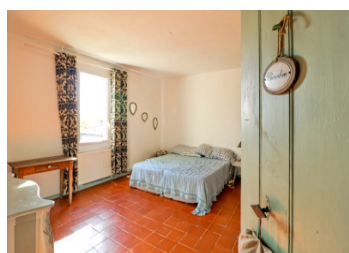


Charming bastide with guest rental, pool and private garden in a artistic village, 3 km from Uzès.



## INFORMATION

Town:	Saint-Quentin-la-Poterie
Department:	Gard
Bed:	5
Bath:	4
Floor:	255 m <sup>2</sup>
Plot Size:	580 m <sup>2</sup>

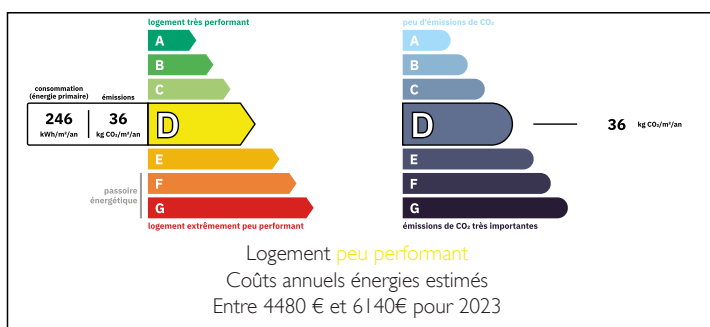
## IN BRIEF

Located in the heart of Saint-Quentin-la-Poterie, this charming bastide offers approximately 250 m<sup>2</sup> of living space on a plot of around 600 m<sup>2</sup>. 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 access to airports and TGV stations in Nîmes (30 km) and Avignon (40 km).

The property is divided into two interconnected parts: a private living area and a second section currently used for seasonal rentals. This flexible layout allows for a variety of uses, whether as a large family home, a holiday retreat or a combined home and income property.

At the heart of the property lies a beautifully landscaped private garden with a heated pool, offering a peaceful and secluded setting.

## 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

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

## LOCAL TAXES

Taxe habitation: EUR

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 m<sup>2</sup>, 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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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## NOTES