



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

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



| PROPERTY FACT FILE                                                              |                                                                           |
|---------------------------------------------------------------------------------|---------------------------------------------------------------------------|
| REFERENCE                                                                       | A44102RSI30                                                               |
| PRICE                                                                           | € 735,000<br>£ 0*<br><small>*agency fees to be paid by the seller</small> |
| BEDROOM                                                                         | 5                                                                         |
| BATHROOM                                                                        | 4                                                                         |
| ACCOMMODATION                                                                   | 255 m²                                                                    |
| LAND                                                                            | 580 m²                                                                    |
| TOWN                                                                            | Saint-Quentin-la-Poterie                                                  |
| DEPARTMENT                                                                      |                                                                           |
| LOCATION                                                                        | Village property                                                          |
| TYPE                                                                            | Maison de Vacances, House,<br>Family Home                                 |
| CONDITION                                                                       |                                                                           |
| FEATURES                                                                        | Swimming Pool, Mains drainage,<br>High speed internet                     |
| <small>*Price based on current exchange rate which is subject to change</small> |                                                                           |



- 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

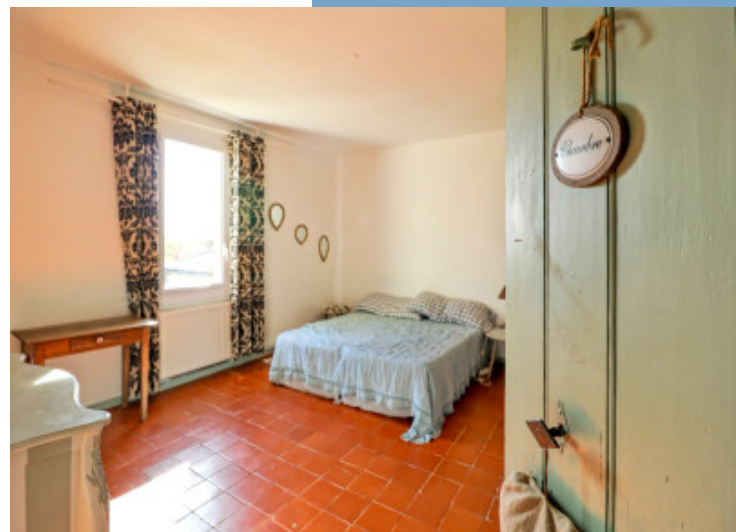
Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

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More Online :

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

COMPLETE FILE AND PHOTO ON REQUEST



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

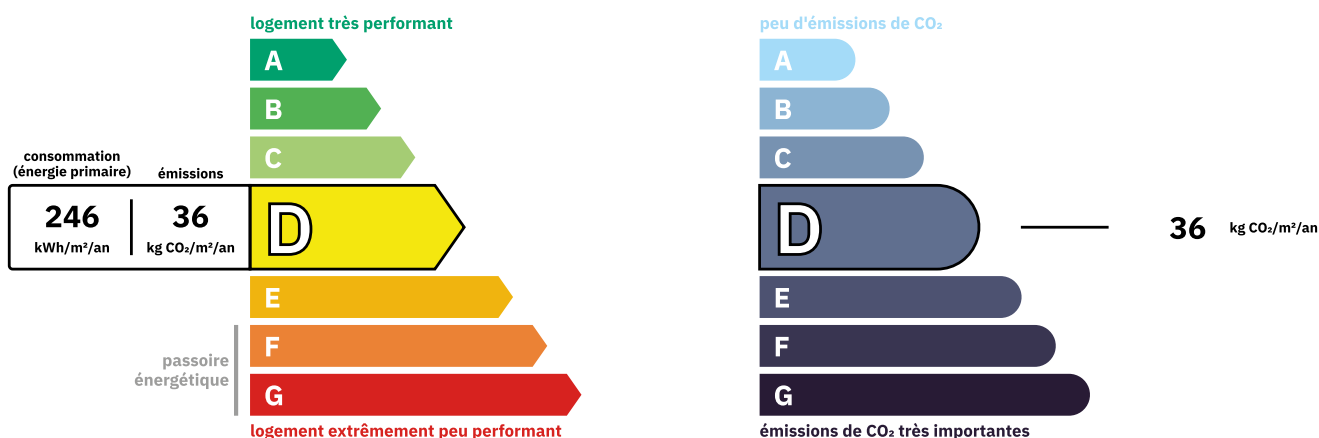
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## ENERGIE-DPE

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Property **Poorly efficient**  
Estimated annual energy costs  
between 4480 € and 6140€ for 2023

## NOTICE

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## CONTACT

Réf : A44102RSI30  
FILE COMPLETE  
AND PHOTOS  
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