LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A48324RSI30 Price: 499 000 EUR

agency fees to be paid by the seller

Spacious 5-bed villa with pool, garage in popular village, 4 km from Uzès.















INFORMATION

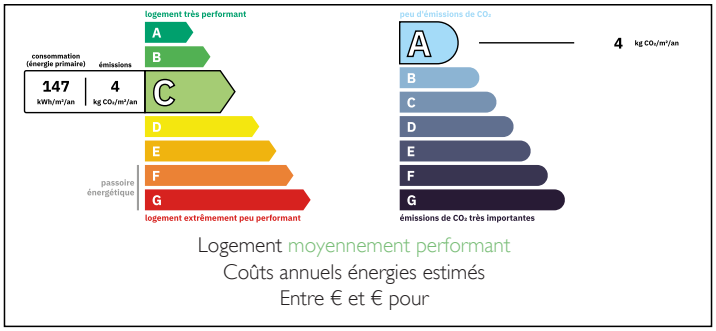
Town:	Saint-Quentin-la-Poterie
Department:	Gard
Bed:	5
Bath:	2
Floor:	165 m2
Plot Size:	1500 m2

IN BRIEF

Built in 1998, this spacious villa offers 164 m² of habitable space (approximately 200 m² of usable space), with 5 bedrooms, 2 bathrooms arranged over two floors. Set on an enclosed 1,500 m² plot, the property also benefits from generous garage space and additional outbuildings.

Located in the highly sought-after village of Saint-Quentin-la-Poterie, just 5 km from the historic town of Uzès, the property enjoys a setting known for its artistic heritage and vibrant atmosphere. The village offers a wide range of shops, galleries, restaurants and local markets, all within walking distance. Nîmes and Avignon, with their airports and TGV stations, are approximately 30 km and 40 km away, respectively.

ENERGY - DPE



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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.

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LOCAL TAXES

Taxe foncière:	**2223 EUR**

NOTES

DESCRIPTION

This property offers on the ground floor comprises an entrance hall, a fully fitted kitchen of approximately 20 m², and a dining and living area with an inset fireplace. There are also three bedrooms, a bathroom with a whirlpool bath, a separate WC and an attached garage.

Upstairs, a large office area provides an ideal space for working from home, alongside two generous bedrooms and a shower room with WC.

The property benefits from reversible air conditioning, PVC-framed windows and aluminium shutters, providing comfort throughout the year.

Outside, the enclosed garden is planted with olive trees, almond trees and a cherry tree. A private borehole and a well provide additional water sources for the garden. The outdoor space also features a substantial in-ground swimming pool measuring 9.5 x 4.5 metres and two sunny terraces, perfect for relaxing and entertaining.

A major advantage of this property is the excellent provision for vehicles and storage. In addition to the attached garage, there is a separate 36 m² double garage with electric doors. Further outbuildings include a garden shed, a workshop and a kennel. The courtyard offers ample manoeuvring space and parking for additional vehicles, making the property particularly appealing to car enthusiasts or collectors.

Combining generous accommodation, practical features and excellent storage facilities, this well-built villa is ideal for family living, with the amenities and attractions of Uzès close at hand.

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