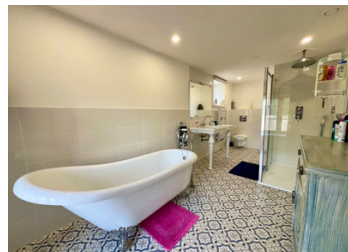


Charming 4-bedroom stone house near Pons with a large garden, multiple outbuildings, and 2,220 m of land.

EXCLUSIVE



## INFORMATION

Town:	Pons
Department:	Charente-Maritime
Bed:	4
Bath:	2
Floor:	179 m2
Plot Size:	2547 m2

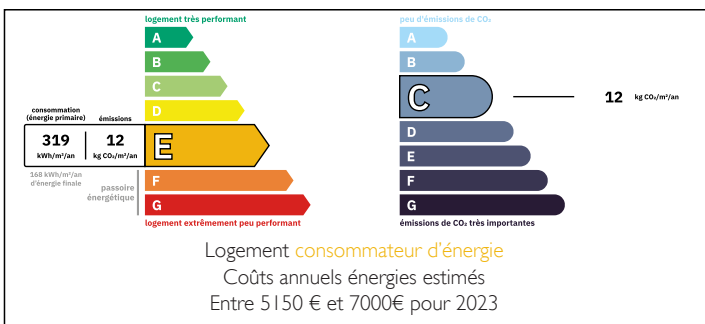
## IN BRIEF

Very well situated in a hamlet five minutes drive from the centre of the historic market town of Pons, this property enjoys a rural tranquil setting while being close to local shops, large supermarkets, schools, restaurants, cafes & the beautiful River Seugne.

Its traditional features have been maintained & it has clear potential for further modernisation to be enjoyed as a permanent home, investment or holiday home. The rooms are all spacious & bright owing to the property's South facing location. The garden is unoverlooked & well-established, including a garage, workshop, shed, an allotment & potting sheds & above ground pool.

Pons is a vibrant, popular and historic town, offering a mix of natural beauty and culture. Junction 36 of the A10 motorway is less than ten minutes drive, allowing convenient access to the cities of la Rochelle...

## 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

House in more detail:-

### GROUND FLOOR

Tiled floors and exposed beams throughout

Entry hall - 12,8 m<sup>2</sup> with fireplace and wooden staircase

WC - 3.8m<sup>2</sup> with sink & cupboard

Dining room - 27.4m<sup>2</sup> with 2 bay windows, fireplace & wood burner

Kitchen - 26.2m<sup>2</sup> fully equipped with fitted cabinets, gas hob & electric oven & French doors to terrace and garden

Living room - 16.5m<sup>2</sup> with 2 bay windows and fireplace

### FIRST FLOOR

Wooden floors and exposed beams in hallway and bedrooms

Landing - 8.8m<sup>2</sup> with wooden banisters with sink and bathroom fan/xpelair

Bedroom 1 - 16.4m<sup>2</sup> with fitted wardrobe Ensuite bathroom - 12.8m<sup>2</sup> with iron clawfoot bath, Italian shower, WC and sink

Hallway - 7.0m<sup>2</sup>

Bedroom 2 - 10.0m<sup>2</sup> with fitted wardrobe, situated on the landing

Bedroom 3 =- 10.6m<sup>2</sup> with fitted wardrobe and shower cubicle

Bedroom 4 - 15.9m<sup>2</sup> with fitted wardrobe

Bathroom 2 - 9.2m<sup>2</sup> with bath, shower, bidet, heated towel rail, sink & WC.

## LOCAL TAXES

Taxe foncière: **1890 EUR**

## NOTES

### OUTSIDE

Stone garage with attached roofed lean to

Stone workshop with double wooden doors

Stone wood shed

Above ground swimming pool

Wooden potting shed, wooden shed, glass greenhouse

Wooden pergola and wooden pagoda and garden terrace.

### ADDITIONAL INFORMATION

Heating via ground floor electric underfloor heating