

Renovated four-bedroom stone house in the centre of Pons, with terraced gardens, workshop and cellar.

EXCLUSIVE



## INFORMATION

Town:	Pons
Department:	Charente-Maritime
Bed:	4
Bath:	2
Floor:	157 m2
Plot Size:	360 m2

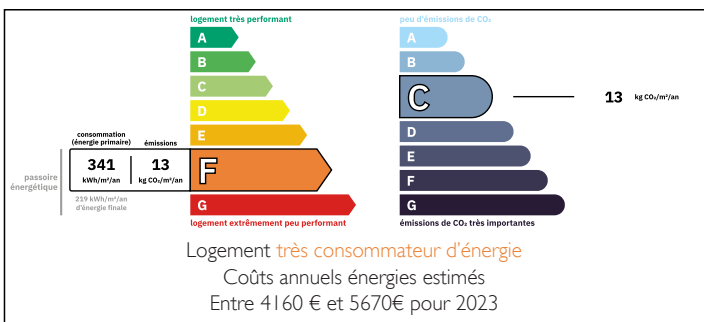
## IN BRIEF

Set in the centre of the medieval market town of Pons, this 4 bedroom house combines old-world charm with modern comfort. With medieval origins in the cave underneath the house, an original staircase, 2 refurbished fireplaces, it retains its character while offering pleasantly arranged living spaces.

All electrics replaced, mains drainage, fast fibre internet, modern double glazing & french doors, rear electric blinds, reinsulated roof space & restabilisation of the cave & workshop.

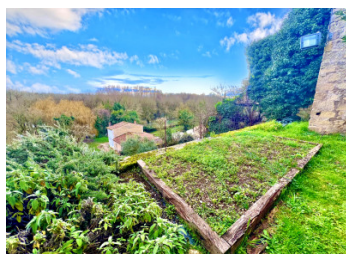
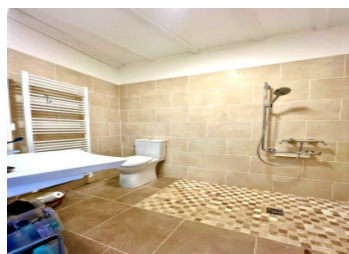
The bright, SE-facing living room allows natural light through the day. One of the bedrooms has a balcony overlooking the terraced gardens & valley below. The kitchen is modern & well planned with central island & modern appliances. One of 3 shower rooms, is on the ground floor & includes a practical Italian-wet room. 3 terraced gardens & balcony terrace, offer ideal outdoor space for relaxing or...

## ENERGY - DPE



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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

The house in detail:

Ground floor:

Entrance hall: 9.3m<sup>2</sup>

Bathroom: 4.2m<sup>2</sup> with walk-in shower, WC, washbasin & towel dryer

Kitchen: 33.0m<sup>2</sup> - fully equipped, with central island, fireplace and French windows opening onto the gardens & terrace.

Living room: 33.0m<sup>2</sup> with dining area, fireplace, wood-burning stove, & French windows opening onto a balcony.

First floor:

Hallway: 5.8m<sup>2</sup> with original staircase

Bedroom 1: 19.0m<sup>2</sup> with fireplace & French windows opening onto a balcony

Bedroom 2: 11.0m<sup>2</sup>.

Shower room: with shower, WC, washbasin & towel dryer.

Bedroom 3: 19.0m<sup>2</sup> with fireplace & French windows opening onto a balcony

Bedroom 4: 16.0m<sup>2</sup>

Shower room: 4.0m<sup>2</sup> with shower, WC, washbasin & towel dryer.

Outside:

Terrace 10.6m<sup>2</sup>

Garage: 46.0m<sup>2</sup> with access door to sloping side lane

Cellar: 34.5m<sup>2</sup> with refurbished ceiling

Potting shed

Garden 1: with mature trees, shrubs & flowers

Garden 2: with raised beds & stone shed

Garden 3: with troglodyte cave 31.8m<sup>2</sup> and access steps down to lower road and riverside

Garage: 34.5m<sup>2</sup>

Mains drainage, thermostatic electric radiators, electric water heater, high-speed fibre WiFi, water softener.

Approximate measurements, viewing by appointment only.

## LOCAL TAXES

Taxe foncière: 1216 EUR

Taxe habitation: EUR

## NOTES