

Attractive detached property set in the centre of a generous 4000m² plot. A lovely peaceful location yet close to the small friendly medieval market town of 17800...



INFORMATION

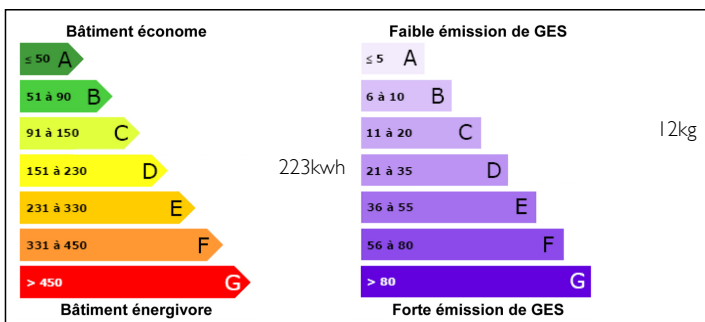
Town:	PONS
Department:	Charente Maritime
Bed:	4
Bath:	2
Floor:	160 m ²
Plot Size:	4010 m ²

IN BRIEF

This property has the main living accommodation at terrace level and a fully self-contained one bedroom apartment on the lower ground floor. With a large garage and separate workshop, views of the vines at the front and woodland to the rear you can't go wrong with this property! Airports at La Rochelle and Bordeaux served by budget airlines are just 1 hours drive away and you can jump on the motorway in 5 minutes! The sandy beaches of the sunny west coast are only 40 minutes drive from the property!



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 delightful detached house with fantastic open views to the front and seclusion to the rear, has electric heating and is mostly double glazed. It comprises :

Entrance hall (8.02m²) with a fitted cupboard

Lounge/dining room (38.79m²) with an open fire and 2 sets of French doors leading out onto a south facing balcony with lovely views of the vines.

Kitchen (13.38m²) has fitted modern units and is being sold with oven and hob. Patio doors lead out onto the rear patio

Bathroom ((9.07m²) with a bath and large walk in shower

WC (1.38m²)

Bedroom 1 (14.09m²) with a built in wardrobe

Bedroom 2 (11.69m²) with a built in wardrobe

Bedroom 3 (12.15m²) with patio doors leading out onto the front balcony

From the house there are stairs leading down to a large basement which comprises :

Bedroom 4 (25.36m²) with patio doors leading out to a side patio

Shower room (3.96m²) with a shower, basin and WC

Multi-purpose room (13.43m²)

Utility area (28.15m²)

Wine cellar (10.24m²)

Garage (40.83m²) with electric door

Outside:

Workshop (26.37m²)

Large garden surrounding the property with shrubs, mature trees, fruit trees, bread oven and a wooden chalet

Driveway and parking

Septic tank

The owners are happy to sell most of the furniture by separate negotiation.

All measurements are approximate

LOCAL TAXES

Taxe foncière: **1300 EUR**

NOTES