

Detached modern 4 bed house with detached triple garage and 2 bed guest apartment near to Pons 17800

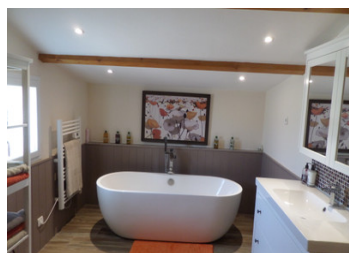


## INFORMATION

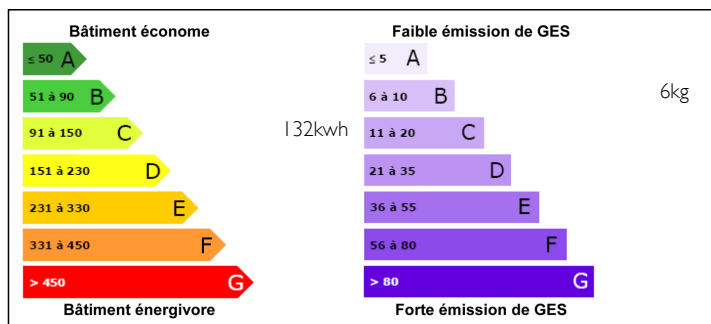
|             |                   |
|-------------|-------------------|
| Town:       | Pons              |
| Department: | Charente-Maritime |
| Bed:        | 6                 |
| Bath:       | 4                 |
| Floor:      | 271 m2            |
| Plot Size:  | 3606 m2           |

## IN BRIEF

This highly recommended house surrounded by a totally enclosed garden has so much to offer including a downstairs bedroom with private shower room and income potential from the separate guest accommodation. Wifi throughout, and super fast fibre broadband to be fitted in the commune from October 2021. Great location within easy reach of several towns such as Pons and Cognac offering all amenities. A village just under 3 miles away offers a bakery, doctor, pharmacy and restaurant!



## 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.



## LOCAL TAXES

**Taxe foncière: 1625 EUR**

## NOTES

## DESCRIPTION

This well designed, maintained and beautifully presented family home boasts full double glazing, underfloor heating downstairs (air pump), solid oak doors throughout, a log-burning stove, water softener and thermostatically controlled electric radiators upstairs! The whole of the ground floor is tiled while the upstairs has real wood flooring and is very well insulated. It is light and airy and offers open plan living divided into :-

Lounge area (48.10m<sup>2</sup>) with a wood-burning stove and 2 sets of patio doors leading out to the large covered patio and garden

Kitchen area (20.23m<sup>2</sup>) fully fitted with modern units and a large island

Dining area (19.49m<sup>2</sup>)

Hallway (3.40m<sup>2</sup>) leading to:-

Utility (7.62m<sup>2</sup>) with a door giving access to the garden

Boiler room (4.43m<sup>2</sup>) with Air source heat pump.

WC (1.89m<sup>2</sup>)

Bedroom 1 (13.06m<sup>2</sup>) with

Ensuite shower room (6.05m<sup>2</sup>) recently refurbished with a large walk in shower and wc

Upstairs :-

Master Suite with a bedroom (20.38m<sup>2</sup>) walk-in dressing room (4.83m<sup>2</sup>) and a large bathroom (11.42m<sup>2</sup>) with a free standing feature bath, walk-in shower, basin and wc

2 bedrooms (13.06m<sup>2</sup> and 13.03m<sup>2</sup>)

Family shower room with wc (6.06m<sup>2</sup>)

Outside:-

There is a large covered terrace to the front and rear of the property overlooking the well maintained enclosed and gated gardens.

Separate guest accomodation with wall mounted electric radiators :-

Kitchen (11.06m<sup>2</sup>) fully fitted modern units

Utility area (10.56m<sup>2</sup>) with a door leading to a rear private garden

Upstairs:-