LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A37847LOP17 Price: 540 600 EUR

agency fees included: 6 % TTC to be paid by the buyer (510 000 EUR without fees)

Beautifully renovated river fronted large house in Pons, currently divided into B&B rooms and an apartment.















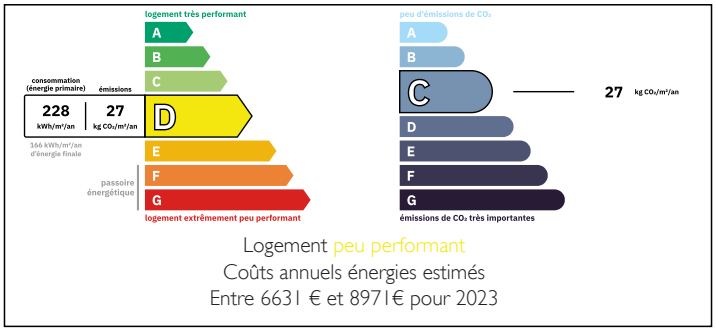
INFORMATION

Town:	Pons
Department:	Charente-Maritime
Bed:	9
Bath:	7
Floor:	370 m2
Plot Size:	379 m2

IN BRIEF

Looking for a successful home-based business or a large family home? This is the one for you! The market town of Pons is a popular tourist destination with many historic sites and is on one of the pilgrims' routes to Santiago de Compostela! Bordeaux and La Rochelle with budget airlines, are each only 1 hour away ! Both the beautiful beaches of the Atlantic coast and the stunning Gironde estuary, are only 30 minutes away.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 6631 € et 8971€ pour 2023

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: **4020 EUR**

NOTES

DESCRIPTION

It is double glazed, has new gas central heating, a water softener and desalinisator and mains drainage..

Entrance hall 21.71m²
Owners lounge 32.00m² this is a very light double aspect room with patio doors leading out onto the balcony overlooking the river.
Dining room 15.57m²
Guest lounge 29.41m² with sliding doors out to the terrace.
Kitchen 16.98m² with some fitted units and a door to the outside terrace overlooking the garden and the balcony.
WC 1.25m²
Stairs from the hallway lead down to:-
Cellar 40.55m² with water softener.
Laundry/boiler room 18.56m² door out to the garden
Stairs from the hallway lead up to the first floor:-
Bedroom 1 (17.48m²) with ensuite(11.00m²)
Bedroom 2 (18.15m²)
Bedroom 3 (20.05m²)
Shower room with WC (5.16m²)
Stairs lead up to the second floor to two bedrooms, for the exclusive use of the owners.
Landing and WC
Bedroom 4 (27.05m²) with a shower and basin, and a modern staircase leading up to a spacious mezzanine.
Bedroom 5 (18.50m²) with a bath and basin from here you can access the roof terrace, with fantastic views of the medieval market town of Pons and the River Seugne.
2nd house which has its own entrance or can be accessed from the main house at ground floor level, and is divided up into 2 x bed & breakfast rooms and a renovated and self contained 2 bedroom apartment……
The first floor comprises -
Bedroom 6 (24.02m²) complete with a balcony overlooking the river and the garden and an ensuite shower room and WC.
Second floor:-