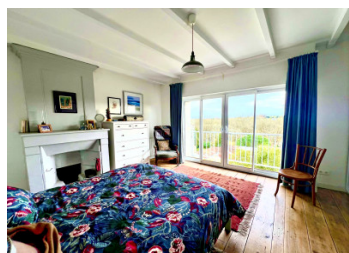
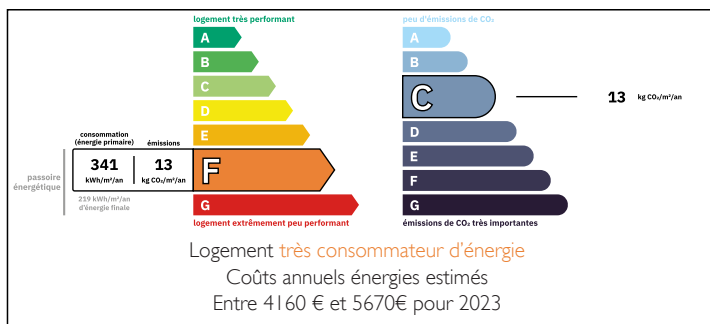


Renovated four-bedroom stone house in the centre of Pons, with terraced gardens, workshop and cellar.

EXCLUSIVE



ENERGY - DPE



INFORMATION

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

IN BRIEF

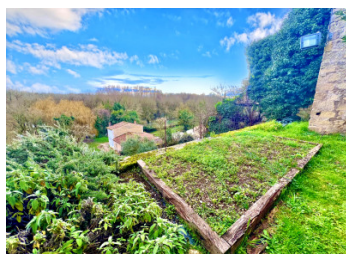
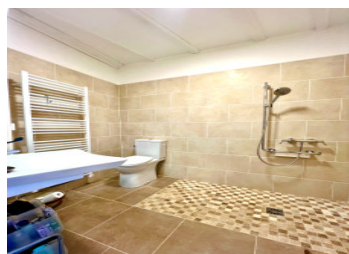
Set in the centre of the medieval market town of Pons, this 4 bedroom house combines old-world charm with modern comfort. With medieval origins in the cave underneath the house, an original staircase, 2 refurbished fireplaces, it retains its character while offering pleasantly arranged living spaces.

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...

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: 1216 EUR

NOTES

DESCRIPTION

The house in detail:

Ground floor:

Entrance hall: 9.3m²

Bathroom: 4.2m² with walk-in shower, WC, washbasin & towel dryer

Kitchen: 33.0m² - fully equipped, with central island, fireplace and French windows opening onto the gardens & terrace.

Living room: 33.0m² with dining area, fireplace, wood-burning stove, & French windows opening onto a balcony.

First floor:

Hallway: 5.8m² with original staircase

Bedroom 1: 19.0m² with fireplace & French windows opening onto a balcony

Bedroom 2: 11.0m².

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

Bedroom 3: 19.0m² with fireplace & French windows opening onto a balcony

Bedroom 4: 16.0m²

Shower room: 4.0m² with shower, WC, washbasin & towel dryer.

Outside:

Terrace 10.6m²

Garage: 46.0m² with access door to sloping side lane

Cellar: 34.5m² with refurbished ceiling

Potting shed

Garden 1: with mature trees, shrubs & flowers

Garden 2: with raised beds & stone shed

Garden 3: with troglodyte cave 31.8m² and access steps down to lower road and riverside

Garage: 34.5m²

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

Approximate measurements, viewing by appointment only.