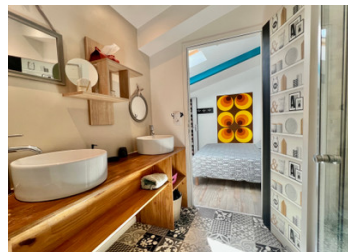
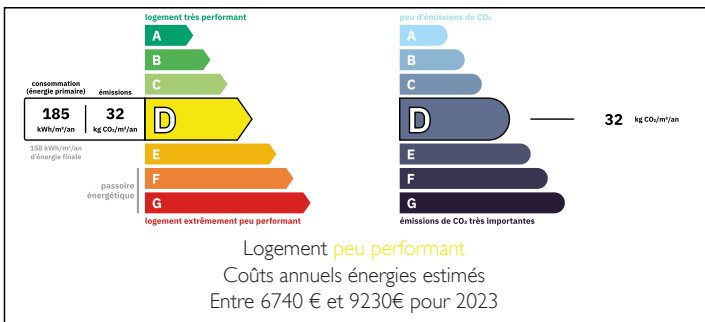


## House with established bed and breakfast business, lake & park gardens, near to Pons



## ENERGY - DPE



## INFORMATION

Town:	Pons
Department:	Charente-Maritime
Bed:	7
Bath:	5
Floor:	375 m2
Plot Size:	30840 m2

## IN BRIEF

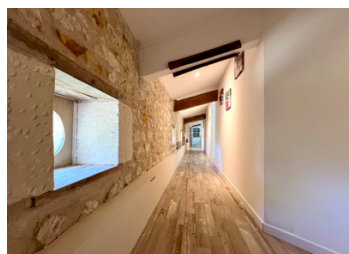
Exciting opportunity to take over a well-established & highly-rated bed & break business. The current owners have improved & modernised the properties. The sale includes furnishings & the option to take over the existing bookings, ensuring immediate income potential.

Ideally located in a peaceful calm setting, on the outskirts of the popular town of Pons, just 40 minutes from the sandy beaches of the Atlantic coast.

The property comprises 2 main buildings: a detached main house with a large parental suite, mezzanine that could be a 2nd large suite & private rear gardens. The adjacent longere has been lovingly restored composing 4 double suites & a 2 bedroom suite, & a communal salon/dining room. Additional features include a stunning 1 hectare lake, landscaped park gardens and small stream, animal enclosures, large field perfect for horses, covered terraces, expansive garage,...

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: 2871 EUR

## NOTES

## DESCRIPTION

The property in more detail:-

### MAIN HOUSE:

Entry: 5.09m<sup>2</sup>  
Living room with fireplace: 37.7m<sup>2</sup>  
Kitchen: 26.17m<sup>2</sup> fully equipped  
Communal dining area for guests: 36.96m<sup>2</sup>  
WC: 1.5m<sup>2</sup>

### FIRST FLOOR:

Hallway: 5.09m<sup>2</sup>  
Large mezzanine room: 27.0m<sup>2</sup> - could be a second bedroom  
Parental suite: 37.7m<sup>2</sup>  
Bathroom: 26.17m<sup>2</sup> with bath, shower and WC

### SECOND HOUSE =- LONGERE STYLE/ BED AND BREAKFAST BUILDING:

Entry and staircase:  
Bedroom with kitchen: 10.82m<sup>2</sup>  
WC: 1.49m<sup>2</sup>  
Bedroom: 16.34m<sup>2</sup>  
Bathroom: 4.85m<sup>2</sup>  
WC: 1.89m<sup>2</sup>  
Studio with 2 bedrooms:  
Hallway: 6.65m<sup>2</sup>  
Bathroom: 4.0m<sup>2</sup>  
WC: 1.25m<sup>2</sup>  
Pantry/Wine store: 9.91m<sup>2</sup>  
Garage with mezzanine floor: 70.0m<sup>2</sup> ground floor space

### FIRST FLOOR:

Bedroom: 13.68m<sup>2</sup>  
Bathroom: 6.04m<sup>2</sup>  
WC: 1.59m<sup>2</sup>  
Bedroom: 13.69m<sup>2</sup>  
Bathroom: 5.13m<sup>2</sup> with WC  
Utility room: 8.42m<sup>2</sup>  
Large communal living/dining room: 54.21m<sup>2</sup>  
Equipment room: 4.29m<sup>2</sup>

Large sculpted park garden: