

## Splendid mill 200m2



## INFORMATION

Town:	Pons
Department:	Charente-Maritime
Bed:	3
Bath:	2
Floor:	200 m2
Plot Size:	9634 m2

## IN BRIEF

Superb mill in a green setting with its woods 5 minutes from the town of Pons.

It is composed of an entrance hall with a glass walkway, a living room, a kitchen which has kept the stone mill wheel, a laundry room, a toilet.

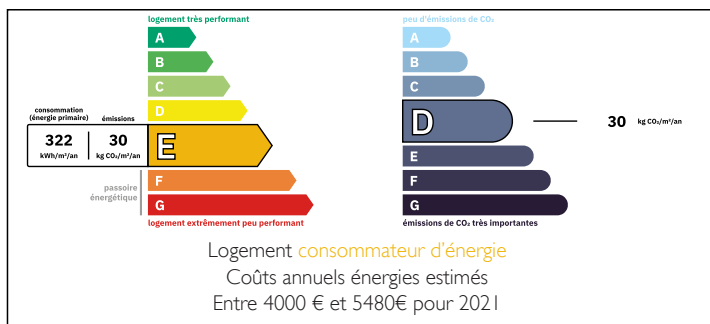
On the first floor a large landing leads to a master bedroom with bathroom with bathtub and shower and a dressing room.

On the other side 2 bedrooms and a bathroom with toilet.

On the outside you find paradise .... a beautiful wooden terrace, a bridge, a footbridge, an island, woods.

For more information about this beautiful mill I invite you to contact me.

## 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

Entrance hall: 10m2

Cellar: 5,5m2

Gangway: 4,5m2

Kitchen: 25m2

Dining room: 22,5m2

WC: 4m2

Living room : 30m2

Landing: 15m2

Master bedroom: 20m2 - bathroom: 8,5m2 -

dressings: 1,3m2

Landing 2: 8m2

Bedroom 2: 22,5m2 - shower room: 4m2

Bedroom 3 : 13,5m2 with cupboard - bathroom :  
7m2 with WC

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Information about risks to which this property is  
exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr>

## LOCAL TAXES

Taxe foncière: 980 EUR

Taxe habitation: EUR

## NOTES