

Renovated Charentaise stone house, quiet location, 4 bedrooms - one on ground floor, close to Pons and Jonzac.



INFORMATION

Town:	Pons
Department:	Charente-Maritime
Bed:	4
Bath:	3
Floor:	206 m2
Plot Size:	1475 m2



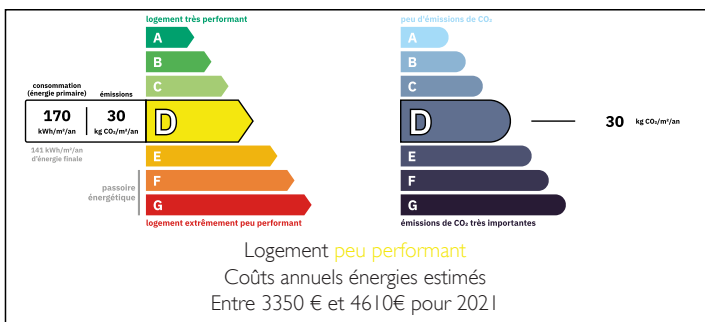
IN BRIEF

This pretty, private, spacious & bright, very well-presented South facing 4-bedroomed Charentaise stone house is set in a calm hamlet, in between the bustling & popular towns of Pons & Jonzac. Modern comforts in a traditional setting, full of character.

It enjoys a shaded raised decking perfect for outdoor dining & entertaining, a gated private gravel driveway & a pretty, sculptured, well-maintained garden. The living & dining room are spacious, the kitchen is modern, & well equipped, with a central island & modern Aga style oven. One of the bedrooms is on the ground floor, with shower room & WC.

The attached barns could be converted into further habitable space. The garden is simply stunning, & enjoys mature trees, shrubs, fruit trees & panoramic views of the countryside.

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:	1285 EUR
Taxe habitation:	EUR

NOTES

DESCRIPTION

The property in more detail:-

Ground Floor:-

Entry hall: 8m²

Kitchen: 30m² fully fitted and equipped, central island, modern Aga stove

Dining room: 28m²

Living room: 38m²

Laundry room: 14m²

Bedroom 1: 14m²

Shower room: 6m²

WC: 2m²

Split Level:-

Cellar: 38m²

First Floor:-

Bedroom 2: 22m²

Shower room: 5m² with WC, sink, shower & heated towel rail

Bedroom 3: 15m²

Bedroom 4: 10m², parental suite with dressing room

Shower room: with WC, sink, shower & heated towel rail

Outside:-

Barn 1: 44m² with arched wooden doors and space for one vehicle

Barn 2: 27m²

Garden shelter: 15m² previously a chicken shed

Fast fiber Wifi

Measurements are approximate.

Viewing strictly by appointment only.

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