

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

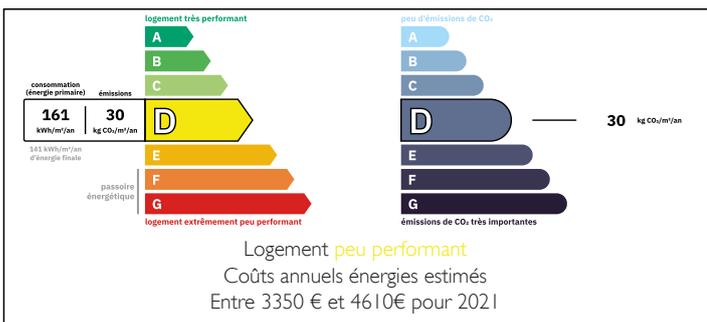
This pretty, private, spacious & bright, very well-presented South facing 4-bedroomed Charentaise stone house is set in a calm hamlet, in between the bustling & popular towns of Pons & Jonzac. Modern comforts in a traditional setting, full of character.

Enjoys a shaded raised decking perfect for outdoor dining & entertaining, gated private gravel driveway & pretty, sculptured, well-maintained garden. Living & dining room are spacious, modern kitchen. Ground floor bedroom 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 countryside views.

Heating by modern eco-fuel boiler Oct 24, & wood burner. UPVC double glazing throughout. Water

## 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

The property in more detail:-

Ground Floor:-

Entry hall: 8m<sup>2</sup>

Kitchen: 30m<sup>2</sup> fully fitted and equipped, central island, modern Aga stove

Dining room: 28m<sup>2</sup>

Living room: 38m<sup>2</sup>

Laundry room: 14m<sup>2</sup>

Bedroom 1: 14m<sup>2</sup>

Shower room: 6m<sup>2</sup>

WC: 2m<sup>2</sup>

Split Level:-

Cellar: 38m<sup>2</sup>

First Floor:-

Bedroom 2: 22m<sup>2</sup>

Shower room: 5m<sup>2</sup> with WC, sink, shower & heated towel rail

Bedroom 3: 15m<sup>2</sup>

Bedroom 4: 10m<sup>2</sup>, parental suite with dressing room

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

Outside:-

Barn 1: 44m<sup>2</sup> with arched wooden doors and space for one vehicle

Barn 2: 27m<sup>2</sup>

Garden shelter: 15m<sup>2</sup> previously a chicken shed

Fast fiber Wifi

Measurements are approximate.

Viewing strictly by appointment only.

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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: 1285 EUR

Taxe habitation: EUR

## NOTES