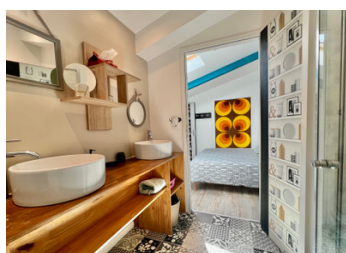
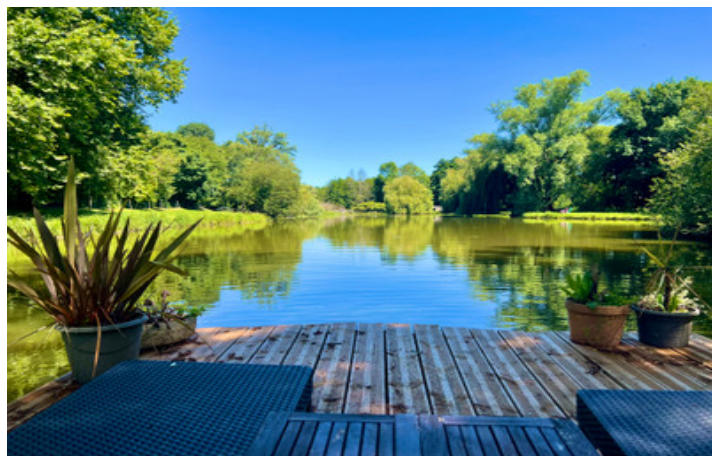
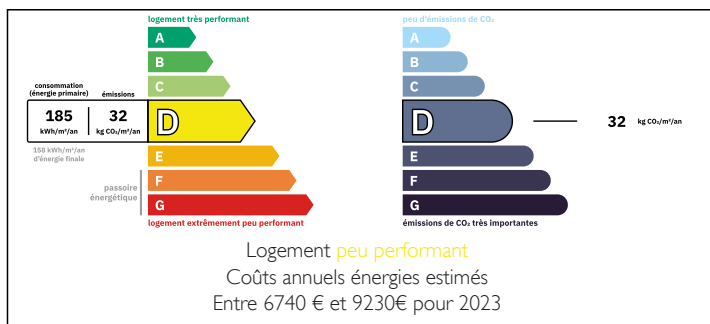


House with established bed and breakfast business, lake & park gardens, near to Pons



ENERGY - DPE



INFORMATION

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

IN BRIEF

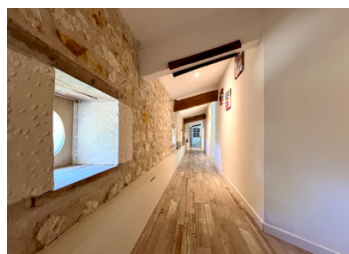
Exciting opportunity to take over a well-established & highly-rated bed & break business. The current owners have improved & modernised the properties. The sale includes furnishings & the option to take over the existing bookings, ensuring immediate income potential.

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: 5.09m²

Living room with fireplace: 37.7m²

Kitchen: 26.17m² fully equipped

Communal dining area for guests: 36.96m²

WC: 1.5m²

FIRST FLOOR:

Hallway: 5.09m²

Large mezzanine room: 27.0m² - could be a second bedroom

Parental suite: 37.7m²

Bathroom: 26.17m² with bath, shower and WC

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

Entry and staircase:

Bedroom with kitchen: 10.82m²

WC: 1.49m²

Bedroom: 16.34m²

Bathroom: 4.85m²

WC: 1.89m²

Studio with 2 bedrooms:

Hallway: 6.65m²

Bathroom: 4.0m²

WC: 1.25m²

Pantry/Wine store: 9.91m²

Garage with mezzanine floor: 70.0m² ground floor space

FIRST FLOOR:

Bedroom: 13.68m²

Bathroom: 6.04m²

WC: 1.59m²

Bedroom: 13.69m²

Bathroom: 5.13m² with WC

Utility room: 8.42m²

Large communal living/dining room: 54.21m²

Equipment room: 4.29m²

Large sculpted park garden: