

BEAUTIFULLY RENOVATED RIVER FRONTED LARGE HOUSE IN PONS, CURRENTLY DIVIDED INTO B&B ROOMS AND AN APARTMENT.

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PROPERTY FACT FILE

REFERENCE	A37847LOP17
PRICE	€ 540,600 £ 0* *agency fees included: 6 % TTC to be paid by the buyer (510 000 EUR hors honoraires)
BEDROOM	9
BATHROOM	7
ACCOMMODATION	370 m²
LAND	379 m²
TOWN	Pons
DEPARTMENT	
LOCATION	Town property
TYPE	Gîtes, House, Family Home
CONDITION	
FEATURES	Mains drainage, Garage, Private parking

*Price based on current exchange rate which is subject to change





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- The location is both calm & in Pons town centre
- Unoverlooked pretty garden,terraces & roof-terrace
- Bourgeoise & spacious, bright high ceilinged rooms
- Successful chambre d'hote & 2 bed rental apartment
- Apartment is adjoined but has a separate access

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Looking for a successful home-based business or a large family home? This is the one for you! The market town of Pons is a popular tourist destination with many historic sites and is on one of the pilgrims' routes to Santiago de Compostela! Bordeaux and La Rochelle with budget airlines, are each only 1 hour away ! Both the beautiful



DESCRIPTION

It is double glazed, has new gas central heating, a water softener and desalinisator and mains drainage..

Entrance hall 21.71m²
Owners lounge 32.00m² this is a very light double aspect room with patio doors leading out onto the balcony overlooking the river.
Dining room 15.57m²
Guest lounge 29.41m² with sliding doors out to the terrace.
Kitchen 16.98m² with some fitted units and a door to the outside terrace overlooking the garden and the balcony.
WC 1.25m²
Stairs from the hallway lead down to:-
Cellar 40.55m² with water softener.
Laundry/boiler room 18.56m² door out to the garden
Stairs from the hallway lead up to the first floor:-
Bedroom 1 (17.48m²) with ensuite(11.00m²)
Bedroom 2 (18.15m²)
Bedroom 3 (20.05m²)
Shower room with WC (5.16m²)
Stairs lead up to the second floor to two bedrooms, for the exclusive use of the owners.
Landing and WC
Bedroom 4 (27.05m²) with a shower and basin, and a modern staircase leading up to a spacious mezzanine.
Bedroom 5 (18.50m²) with a bath and basin from here you can access the roof terrace, with fantastic views of the medieval market town of Pons and the River Seugne.
2nd house which has its own entrance or can be accessed from the main house at ground floor level, and is divided up into 2 x bed & breakfast rooms and a renovated and self contained 2 bedroom apartment……
The first floor comprises -
Bedroom 6 (24.02m²) complete with a balcony overlooking the river and the garden and an ensuite shower room and WC...





More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A37847LOP17

COMPLETE FILE AND PHOTO ON REQUEST

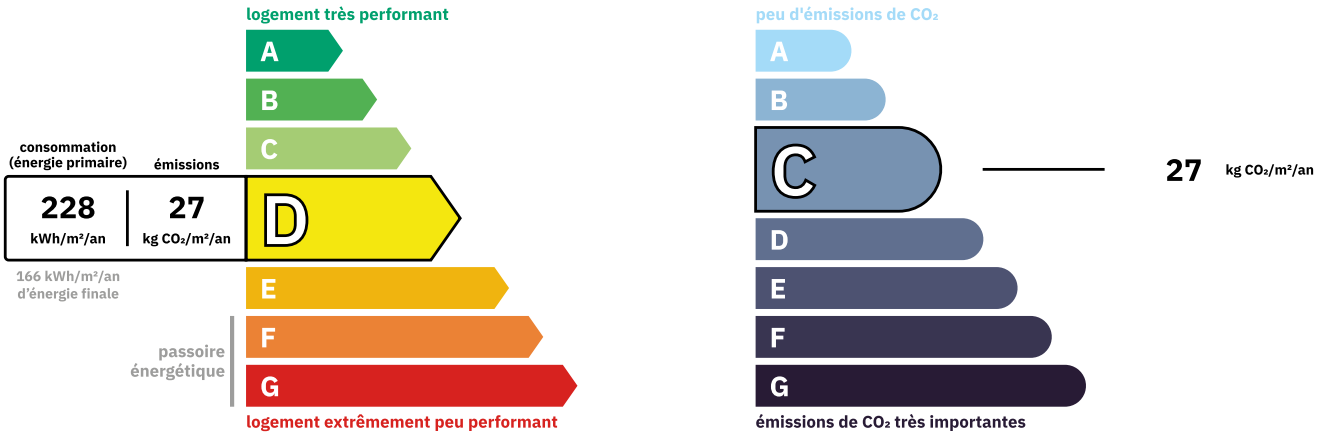
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Poorly efficient
Estimated annual energy costs
between 6631 € and 8971€ for 2023

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchangerates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

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3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

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