

Maison Pons 362 m<sup>2</sup>

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PRIX DE VENTE : 399 000 €

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EXCLUSIVITÉ

## DESCRIPTION

Nestled in the heart of the historic town of Pons, Charente-Maritime, this prestigious estate represents a rare opportunity. Just a short walk from local shops and schools, the property offers over 340 m<sup>2</sup> of living space set within a walled park of more than 5,000 sqm. This exceptional garden, a true green sanctuary in the town center, ensures total privacy with no overlooking neighbors.

### Generous Volumes and Single-Level Living:

From the entrance hall, the tone is set by impressive volumes and a seamless layout.

The ground floor is designed for absolute daily comfort:

**Reception Areas:** Two elegant lounges dedicated to conviviality and a bright dining room opening onto a modern kitchen with a pantry.

**Veranda and Wellness:** A vast veranda opens onto the park, while a dedicated wellness area with a spa invites you to relax.

**Master Suite:** A spacious ground-floor bedroom with a private ensuite bathroom completes this level.

### Sleeping Quarters and Creative Potential:

Upstairs, the landing leads to four beautiful bedrooms and a bathroom, providing ample space for family life.

The top floor is a major asset for your future projects: an entire level remains to be reimagined according to your needs. Whether you envision a dormitory, an artist's studio, a gym, or a home cinema, this space offers total creative freedom.

### Outbuildings and Outdoor Living:

The exterior is an invitation to disconnect. The fully secured, wooded park features outbuildings with potential for extra storage or further conversion. Wine enthusiasts will appreciate the superb vaulted cellar of approx 45 sqm, while a closed garage provides secure parking.

In terms of logistics, the property boasts a strategic location: quick access to major highways and only 35 minutes from the Atlantic coast.

This residence is much more than a house: it is an architectural signature, a place steeped in history and potential for those seeking a truly unique atmosphere.

## CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	362.0 m <sup>2</sup>	Taxe foncière :	€3.00
NB de pièces :	11 rooms	NB de chambres :	5 bedrooms		

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

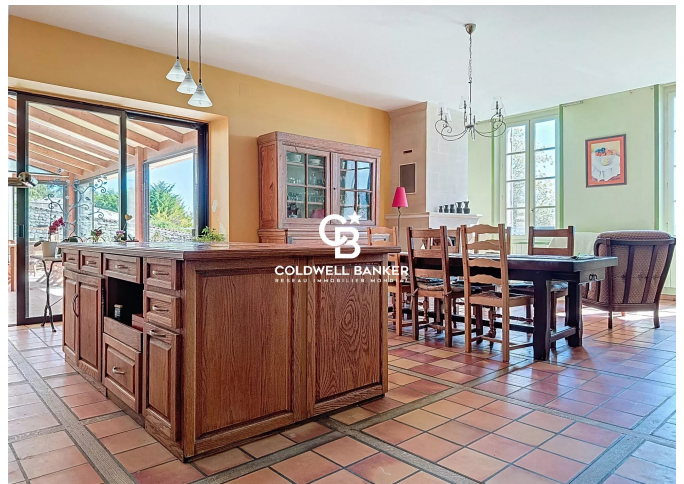
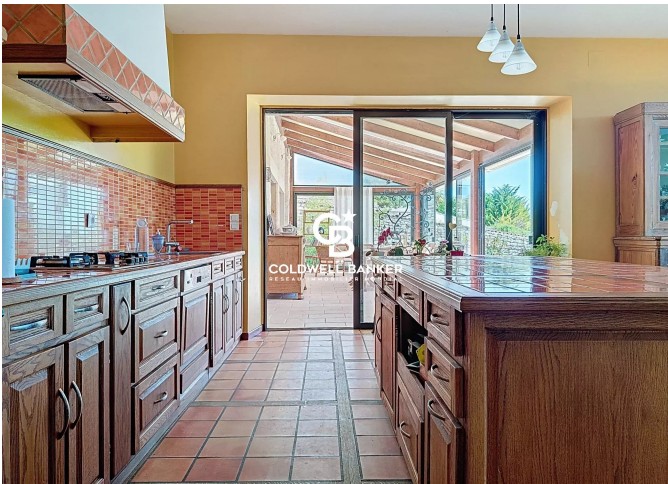
## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : C 147

Indice d'émission de gaz à effet de serre (GES) : C 20



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