

Maison Pons 200 m²



PRIX DE VENTE : 399 000 €

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EXCLUSIVITÉ

DESCRIPTION

Discover this stunning 18th-century residence nestled in the heart of the medieval town of Pons. Perfectly blending period charm with modern comfort, this dressed-stone townhouse offers a unique lifestyle within walking distance of all local shops and amenities.

Preserved Historic Features:

From the moment you enter, you are captivated by its authentic soul: original cement tiles, exposed beams, stone walls, and period fireplaces.

Ground Floor: A through-hallway leads to a bright, fully fitted eat-in kitchen, a spacious and cozy living room with a fireplace, and an intimate reading room/boudoir.

Sleeping Quarters: Upstairs, the landing opens onto a complete master suite (bedroom, dressing room, and ensuite bathroom), three additional bedrooms, a home office, and a shower room with toilet.

An Exceptional Outdoor Space in the City Center:

The "romantic" garden, planted with fruit trees, features a heated above ground swimming pool and outbuildings. A rare and highly sought-after asset in the town center: a double garage completes this exceptional property.

Strategic Location in Charente-Maritime:

- Accessibility: Immediate access to the A10 motorway.
- Connectivity: 20 minutes from Saintes, 1 hour from Bordeaux and La Rochelle.
- Leisure: Only 35 minutes from the beaches of the "Côte de Beauté."

CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	200.0 m ²	NB de pièces :	6 rooms
NB de chambres :	4 bedrooms				

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr

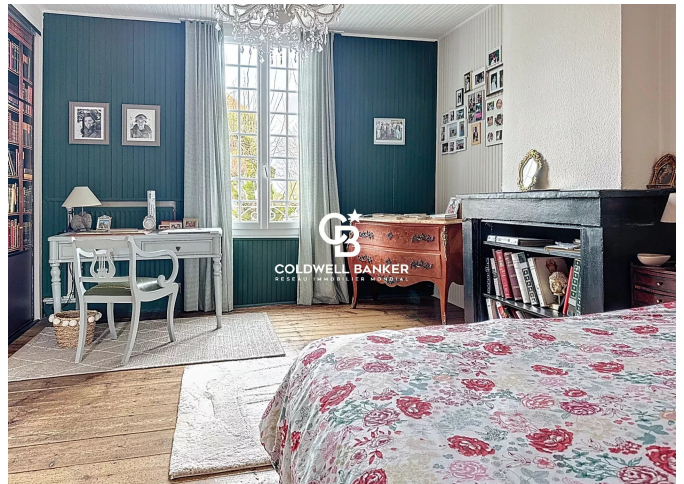
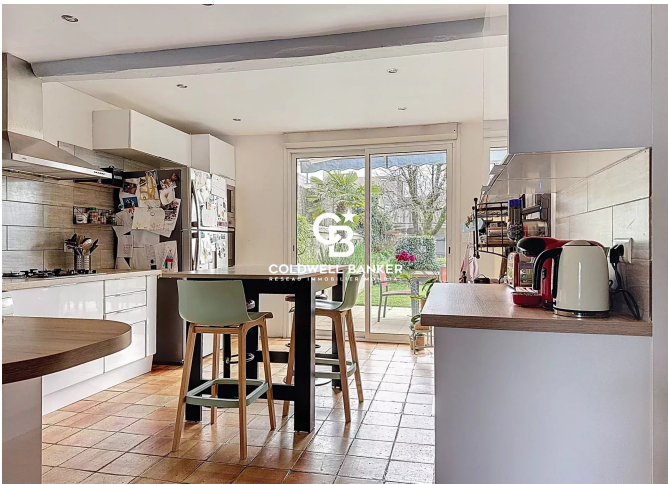
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : C 157

Indice d'émission de gaz à effet de serre (GES) : C 28



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