

Maison Pons 270 m²



PRIX DE VENTE : 375 000 €

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DESCRIPTION

Nestled in the heart of the historic center of Pons, this limestone residence embodies a rare lifestyle where the prestige of the past meets contemporary well-being. From the very first glance, its noble facade, wooden shutters, and original entrance door bear witness to exemplary preservation, offering the privilege of living within a piece of history just steps away from the shops and cobblestone streets of this medieval city.

A Sound and Serene Home

Living in this property means, above all, enjoying absolute peace of mind. Unlike many period buildings, this home has benefited from meticulous care that guarantees optimal daily comfort. The roof has been recently replaced and features high-quality insulation—an essential upgrade that, coupled with a timber frame in perfect condition and a recent boiler, ensures a warm and cozy atmosphere throughout the seasons. These significant improvements allow the residence to achieve a "D" Energy Performance Rating (DPE), a remarkably strong and reassuring result for a building of this era.

An Interior of Character and Light

The interior is a tribute to authenticity. Exposed beams, period fireplaces, original woodwork, and stained glass create a warm and sophisticated ambiance. The ground floor offers inviting living spaces: a cozy lounge, a refined dining room, and an independent kitchen. Upstairs, the three bedrooms and their bathrooms provide a private retreat, while a vast attic space under the rafters offers the freedom to create a studio, workshop, or library.

A Versatile Property with Unique Charm

The charm extends outdoors with a tower inspired by ancient dovecotes, housing a magnificent stone spiral staircase. A rare find in a city center, the property includes a two-car garage and a flat to renovate. Finally, a second adjoining house opens up exciting possibilities—whether for hosting guests, creating a boutique gîte, or establishing a professional workspace—all located less than an hour from Bordeaux and La Rochelle, and only 35 minutes from the nearest beaches.

Risk information available on the Géorisques website : www.georisques.gouv.fr

CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	270.0 m ²	Taxe foncière :	€2.00
NB de pièces :	12 rooms	NB de chambres :	7 bedrooms		

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

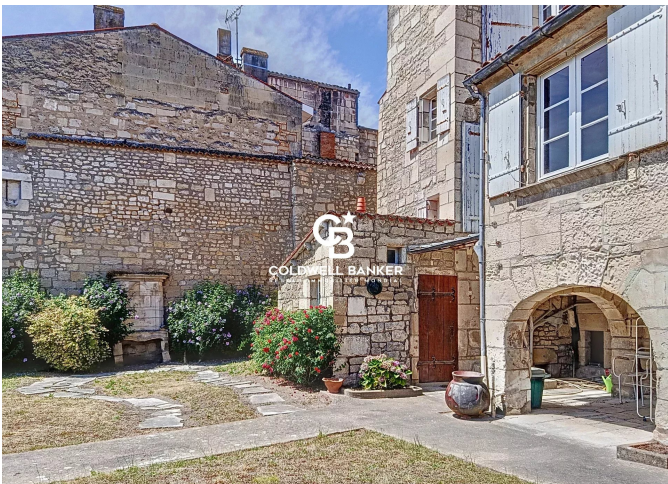
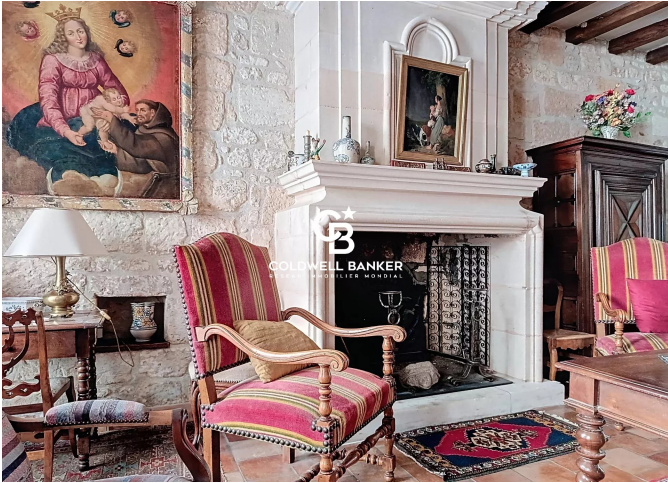
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : D 192

Indice d'émission de gaz à effet de serre (GES) : D 42



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