



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 m <sup>2</sup>
LAND	379 m <sup>2</sup>
TOWN	Pons
DEPARTMENT	
LOCATION	Town property
TYPE	Gîtes, House, Family Home
CONDITION	
FEATURES	Mains Drains, River Frontage, Garage

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



- The location is both calm & in Pons town centre
- Unoverlooked pretty garden, terraces & roof-terrace
- Bourgeoise & spacious, bright high ceilinged rooms
- Successful chambre d'hôte & 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 21.71m<sup>2</sup>

Owners lounge 32.00m<sup>2</sup> this is a very light double aspect room with patio doors leading out onto the balcony overlooking the river.

Dining room 15.57m<sup>2</sup>

Guest lounge 29.41m<sup>2</sup> with sliding doors out to the terrace.

Kitchen 16.98m<sup>2</sup> with some fitted units and a door to the outside terrace overlooking the garden and the balcony.

WC 1.25m<sup>2</sup>

Stairs from the hallway lead down to:-

Cellar 40.55m<sup>2</sup> with water softener.

Laundry/boiler room 18.56m<sup>2</sup> door out to the garden

Stairs from the hallway lead up to the first floor:-

Bedroom 1 (17.48m<sup>2</sup>) with ensuite (11.00m<sup>2</sup>)

Bedroom 2 (18.15m<sup>2</sup>)

Bedroom 3 (20.05m<sup>2</sup>)

Shower room with WC (5.16m<sup>2</sup>)

Stairs lead up to the second floor to two bedrooms, for the exclusive use of the owners.

Landing and WC

Bedroom 4 (27.05m<sup>2</sup>) with a shower and basin, and a modern staircase leading up to a spacious mezzanine.

Bedroom 5 (18.50m<sup>2</sup>) 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 (24.02m<sup>2</sup>) complete with a balcony overlooking the river and the garden and an ensuite shower room and WC...



More Online :

<https://leggett prestige.com/luxury-property-for-sale/view/A37847LOP17>

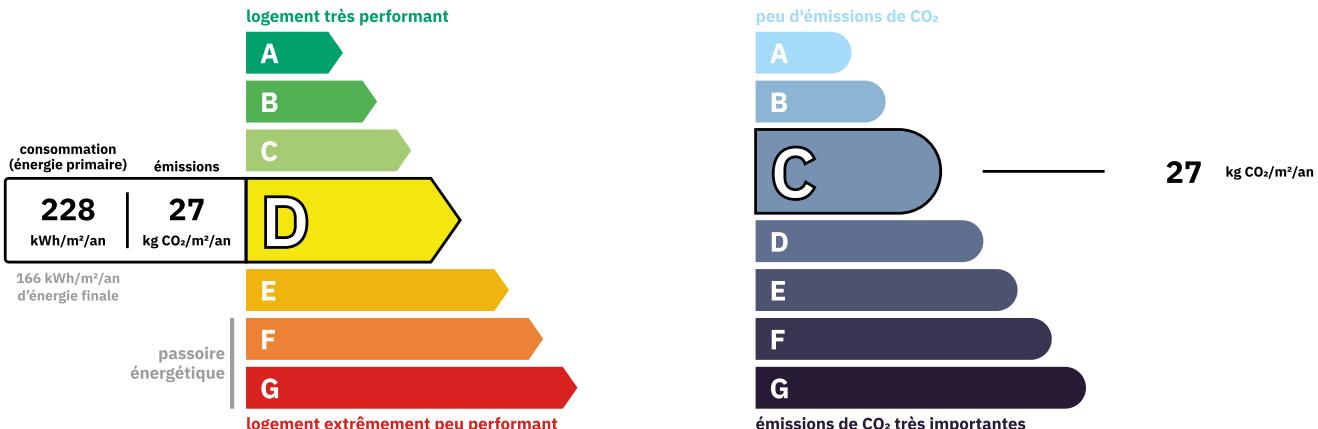
COMPLETE FILE AND PHOTO ON REQUEST

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## ENERGIE-DPE

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



Property Poorly efficient

Estimated annual energy costs  
between 6631 € and 8971€ for 2023

## NOTICE

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

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## CONTACT

Réf : A37847LOPI17

FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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