

Charming detached 3-bedroom village house with lovely courtyard garden, swimming pool and outbuildings.



INFORMATION

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| Town: | Sos |
| Department: | Lot-et-Garonne |
| Bed: | 3 |
| Bath: | 2 |
| Floor: | 110 m2 |
| Plot Size: | 100 m2 |



IN BRIEF

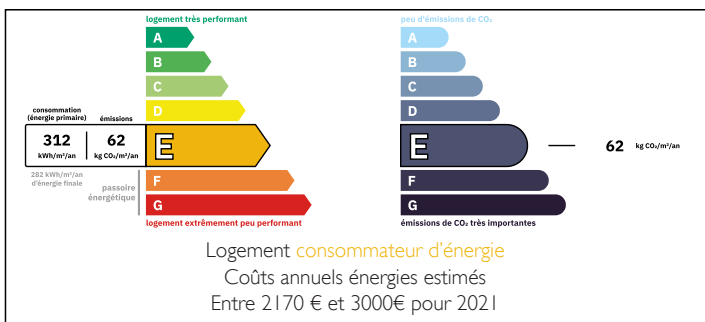
This really is the ideal village property. It has three good-sized bedrooms with lovely views, a living room with a handsome fireplace and a newly fitted kitchen looking out over the swimming pool and garden.

There is also room to grow with two large barns (90m2), which, could be converted into extra living space.

In excellent condition throughout, it would make an ideal family or second home with good rental potential.

A fantastic opportunity to move seamlessly into village life in the heart of Gascony.

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



LOCAL TAXES

| | |
|------------------|---------|
| Taxe foncière: | 802 EUR |
| Taxe habitation: | EUR |

NOTES

DESCRIPTION

The house sits on a quiet road only two minutes walk from the main square of this vibrant village with all shops and amenities.

There are two entrances to the property: one double gated to the garden and one side entrance to the front door.

From the front door, one enters to the lovely south facing fully fitted kitchen (22m²) with large walk in pantry and views of the garden and pool

To the left is the living room (21 m²) with feature fireplace.

To the right of the kitchen there is a door leading to the first floor and straight ahead is the back corridor (4 m²) with plenty of storage space.

To the right is a bathroom with shower and WC (3.5m²).

And to the left there is the door to the terraced courtyard garden and outbuildings.

First floor:

Nicely carved wooden steps lead to the well-lit first floor landing.

Here there are three good-sized bedrooms and another bathroom with bath (5m²).

Master bedroom - with lovely views of the river valley and the neighbouring Gers beyond: 19 m²

Bedroom 2: 14 m²

Bedroom 3: 12 m²

There is also a small attic.

Courtyard Garden and outbuildings:

The Mediterranean style courtyard garden paved with local stone (100 m²) is beautifully maintained and ideal for summer living and entertaining.

There is a round swimming pool (4.7 in diameter) and a delightful summer kitchen and bar seating area. To the rear of the garden there are two large barns, which make ideal storage space but could easily be converted...