

**UNDER OFFER:** Beautiful Spanish style villa with two independent guesthouses and nearly 20 hectares of land.

**EXCLUSIVE**



## INFORMATION

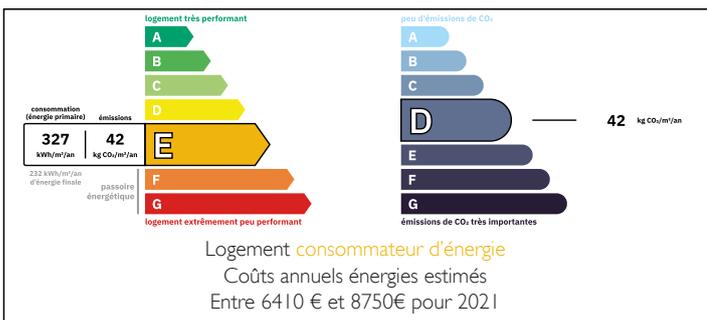
Town:	Sos
Department:	Lot-et-Garonne
Bed:	9
Bath:	5
Floor:	325 m2
Plot Size:	199409 m2

## IN BRIEF

Rare to market this spacious ranch style property with outstanding south facing views has two independent Gîtes and various outbuildings including a garage and stables. With 8 bedrooms in total and only five minutes from a thriving village will all amenities, this would be ideal for an equine/agricultural project or holiday rental business as well as making a sizeable family home with room to expand even further.

Viewing highly recommended to appreciate the full potential of this gem in 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.



## DESCRIPTION

The main house (156m<sup>2</sup>) is on the east wing and Gîte 1 (70m<sup>2</sup>) and Gîte 2 (99m<sup>2</sup>) form the west wing of the property. The main house and Gîtes have linking doors so they can be closed off and be fully independent, or combined as desired. In the centre of the buildings is feature covered archway with glass doors, a door to the kitchen of the main house and access through to the sheltered central garden with original well and expansive private views. At the end of each wing are several outbuildings.

The front entrance to the main house is on the east side of the property and opens into a hallway with a bedroom on the left, bathroom and separate WC. Beyond this is the utility room with boiler and a door leading outside to the central garden area. From the hallway on the right, is a large main salon with fireplace and double aspect windows. At the far end of the salon is the kitchen with a door outside to the covered archway.

Upstairs, on the right are 3 bedrooms and a bathroom with shower and WC. There is a hatch to access a large dovecote. On the left there is a bedroom currently used as an office with windows to the front and the back.

Back on the ground floor at the far end of the east wing of the property, there is a laundry utility room, shower room, WC, large workshop (23.5m<sup>2</sup>)...

## LOCAL TAXES

Taxe habitation: EUR

## NOTES