

Village house with 4 bedrooms, a garage and a large garden with covered terrace.



## INFORMATION

Town:	Sos
Department:	Lot-et-Garonne
Bed:	4
Bath:	2
Floor:	100 m2
Plot Size:	900 m2

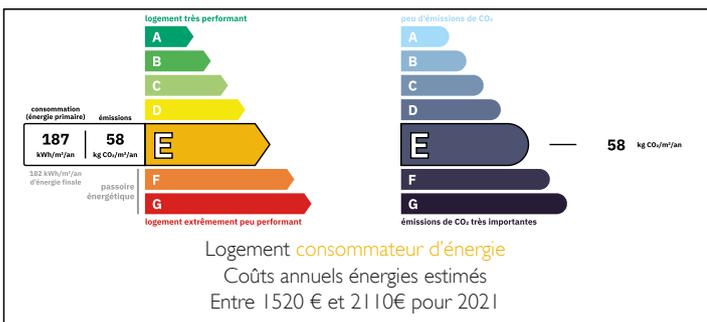


## IN BRIEF

This good-sized village house (100m2) is in the centre of a thriving village with all shops and amenities. There are 4 good-sized bedrooms, a kitchen, a garage and a fully fenced garden of 900 m2. It would make an ideal family home or holiday rental.

Viewing highly recommended to appreciate the full potential.

## 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

This attractive village house is set on the main avenue named after Jean de Silhon who was born here. He was a French philosopher and politician and founding member Académie française in 1634.

On entering the property there is a good-sized living room (20 m<sup>2</sup>).

From here we reach a well-equipped kitchen with shuttered doors to the covered terrace and garden (900 m<sup>2</sup>).

To the left are the garage (24m<sup>2</sup>) and a downstairs toilet and shower room.

Wooden stairs lead to the landing with 4 good-sized bedrooms with plenty of storage space

Bedroom 1: 12 m<sup>2</sup> with balcony (7 m<sup>2</sup>) overlooking the garden and with lovely views.

Bedroom 2: also overlooking the garden: 13 m<sup>2</sup>.

Bedroom 3: 18 m<sup>2</sup>

Bedroom 4: 15 m<sup>2</sup>

There is also an attic ready for conversion.

From the kitchen you can walk out to a lovely covered private terrace ideal for al fresco dining and out door entertaining.

The garden is fully enclosed and mainly set to lawn, matures trees and shrubs. There is an excellent opportunity here to add a swimming pool.

The house is double-glazed throughout and has oiled fired central heating.

In need of a refresh but in good condition throughout this property is priced to sell and would make an excellent opportunity to get a foothold in heart of Gascony.

## LOCAL TAXES

Taxe habitation: EUR

## NOTES