

Large village house with lovely views, a garden and a garage.



INFORMATION

Town:	Sos
Department:	Lot-et-Garonne
Bed:	3
Bath:	2
Floor:	174 m2
Plot Size:	642 m2

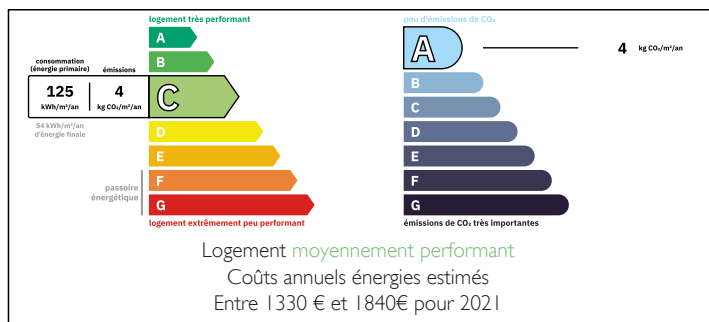
IN BRIEF

This three-bedroom property nestles on a hill above the village and has lovely south facing views. It is in very good condition with a new roof and is double-glazed throughout. There is a large garage, a detached garden and a brand new heat pump with radiators. The attic (100 m2) has also been recently insulated.

Ideal as a family or holiday home with excellent rental potential - a visit is highly recommended to appreciate the full potential.

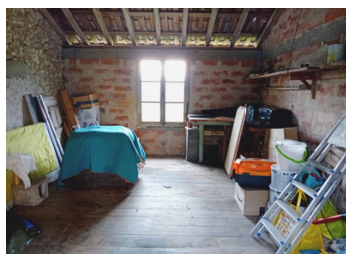


ENERGY - DPE



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.



LOCAL TAXES

Taxe foncière: 586 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

The house is situated in a quiet location on the hill just above the village yet only a few minutes walk from the main square, which has all shops amenities.

Entering through an elegant vestibule (5 m²) we come to large open plan kitchen (35m²). This is spacious and light and there is plenty of opportunity to create a beautiful new kitchen/dining room. There is also a working chimney suitable for a wood-burning stove.

To the left of the kitchen is a large reception room (23m²), which could also serve as a dining room or a first bedroom.

This floor also has WC (1m²) and a bathroom and utility room

There is also a second entrance to the property on the ground floor. In this corridor is housed the heat pump which was only installed a few months ago.

Stairs lead to a mezzanine style landing area, which could serve as an office or sitting room.

To the left there are two large bedrooms (26m² & 23 m²) with plenty of cupboard space and a fireplace. These both have lovely unrestricted south facing views over the Gers countryside.

This floor also has another bathroom (3 m²) and WC (2 m²).

There is also a large attic, which could be converted to extra living accommodation. This has been recently insulated giving the house extra energy efficient credential along with the heat pump.

Across the road is a large garage (30 m²) and a garden (642 m²) that gently slopes down the hill and is...