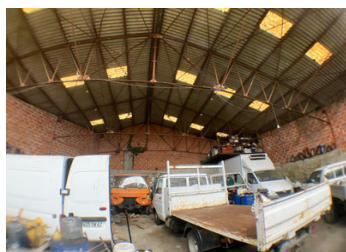


Large garage with garden in village setting.

EXCLUSIVE



ENERGY - DPE

DPE not required.

INFORMATION

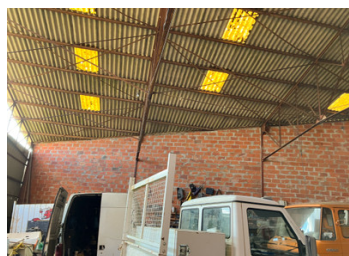
Town:	Sos
Department:	Lot-et-Garonne
Bed:	0
Bath:	0
Floor:	285 m2
Plot Size:	200 m2

IN BRIEF

This former garage and mechanics workshop has a good village location and a large open plan space ideal for repurposing as a garage, barn or hangar. It can house multiple vehicles and has two separate entrances and a garden space to the rear. The land is also constructible so could be rebuilt on the footprint of the existing structure. An excellent business opportunity and priced to sell.

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 garage is situated on the main road into the village with large doors and space for multiple vehicles.

There is also a garden to the rear with an independent entrance from a quiet road.

Location & Local Infrastructure:

1 hour and 30 minutes from Bordeaux-Mérignac airport.

1 hour 45 minutes from Toulouse-Blagnac airport.

There is a daily bus service between the village and Mont de Marsan Gare and Agen Gare with direct high-speed rail links to Paris, Marseille, Bordeaux and Toulouse (it takes one hour by bus to Agen or Mont de Marsan).

This pretty and peaceful hilltop village (one of the last to resist Julius Caesar during his conquest of Gaul) has a popular Bistro (under new ownership); a boulangerie/grocery store; a charcuterie; a post office; a bar/tabac; a doctor; a pharmacy (next door) and a primary school.

A bus route allows older children to go to middle school in the surrounding villages of Mézin and Gabarret.

Nearest Supermarkets are in Nérac and Condom. Weekly open-air food markets all year round and night markets in July & August, which attract many tourists.

There are also weekly open-air markets in Nérac and Mézin.

The village is close to the Gascony National Park, which is a haven for nature-lovers, hikers, cycling and eco-tourism. Outdoor swimming pools (in Mézin and Gabarret) are open from June to September.

Thermal Spa in Barbotan...

LOCAL TAXES

Taxe habitation: EUR

NOTES