

An exceptional four-bedroom village house with panoramic views, landscaped garden and terraces.



INFORMATION

Town:	Sos
Department:	Lot-et-Garonne
Bed:	4
Bath:	2
Floor:	170 m2
Plot Size:	351 m2

IN BRIEF

This charming stone-built village property with lovely, terraced garden and commanding south facing views is a real gem.

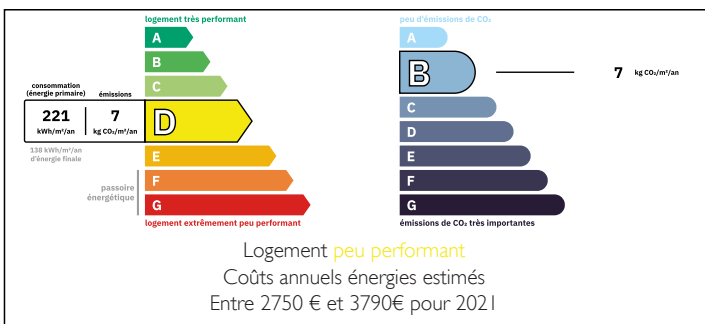
Nestling on the highest point of a hilltop village, it overlooks the river-valley and south towards the neighbouring Gers, and yet is only a couple of minute's walk from all the shops, amenities and popular Bistro of this historic and vibrant Gascon village.

Fully renovated throughout, the interiors were redesigned by an architect with the house built carefully onto the hillside. The lower ground floor leads out to the garden and the delightful, covered terrace ideal for alfresco dining.

In good condition throughout, this would make an ideal family, second home or holiday rental/Airbnb.



ENERGY - DPE



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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 habitation: EUR

NOTES

DESCRIPTION

There are three levels with the ground floor forming the middle section and main entrance.

The house is set away from a quiet road where there is plenty of extra parking.

There is also a well-maintained garden at the front of the house (32m²), a garage (17.5m²), and a side entrance with access to the back garden.

On the ground floor, there is an entrance hall with stairs leading up and down to the other two levels. To the left, is a well-equipped kitchen (11.5m²) and to the right there is a laundry room (6.5m²) and separate WC.

From the kitchen there is a living and dining area with wood burning stove (21m²) and a first bedroom (11m²) with wonderful views, and an en-suite bathroom & WC (5m²).

There are glass sliding doors from the living room leading out to a covered terrace balcony (16.5m²) with fabulous south-facing views and the terraced garden below.

On the first floor, to the front of the property: there is Bedroom 2 (12m²); Bedroom 3 (10.5m²); and a second bathroom with shower (6m²).

To the rear of the house, there is Bedroom 4 (13m²) and an open plan study area (20m²).

There is fiber optic broadband in the property.

The lower ground level has a large living area (40m²) with another wood burning stove.

On the same floor, there is also room currently used as a...