

## Charming Village Retreat with Private Garden – The Perfect Pied-à-Terre in Gascony

EXCLUSIVE



## INFORMATION

Town:	Sos
Department:	Lot-et-Garonne
Bed:	1
Bath:	1
Floor:	84 m2
Plot Size:	200 m2

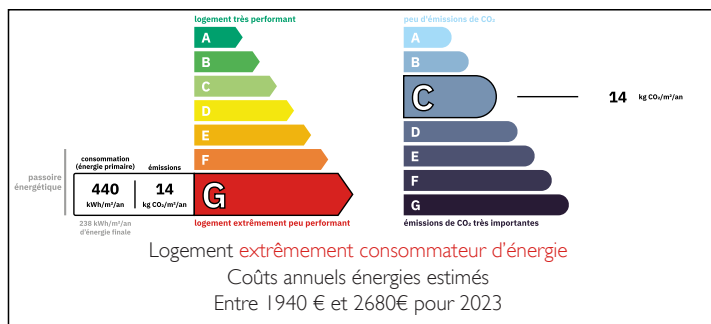
## IN BRIEF

Tucked away on a quiet side street in the heart of a historic Gascon village, this delightful 2-bedroom house is the ideal lock-up-and-leave holiday home or pied-à-terre.

Bursting with charm and original features, it offers an enchanting mix of comfort, convenience, and potential – all just a short stroll from local shops, cafés, and the village square.

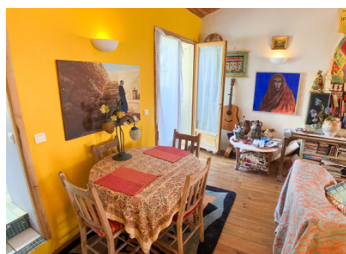


## ENERGY - DPE



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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.



## DESCRIPTION

Behind its modest façade lies a bright and surprisingly spacious interior, with wood-panelled ceilings, a cosy wood-burning stove, and a generous open-plan living area. French doors open onto a private, enclosed garden – perfect for summer dining, a morning coffee, or simply soaking in the peace of your surroundings.

### Key Features

2 Bedrooms (10m<sup>2</sup> and 9.5m<sup>2</sup>)

1 Bathroom (5m<sup>2</sup>) with shower and WC

Open-plan kitchen/living space (38m<sup>2</sup>) with wood burner & high ceilings

Utility/laundry room with additional storage and boiler

Fully enclosed private garden with terrace and lawn – low maintenance and perfect for relaxing

Single-level living – easy and accessible

Move-in ready with scope to improve and add value

## LOCAL TAXES

Taxe habitation: EUR

## NOTES

### A Village Steeped in History & Community

This peaceful hilltop village—one of the last strongholds during Caesar's conquest of Gaul—offers a true taste of rural French life with modern-day convenience. Daily essentials are on your doorstep:

Boulangerie/grocery

Bistro under new ownership

Charcuterie, pharmacy (next door!), bar/tabac, post office, doctor, and primary school