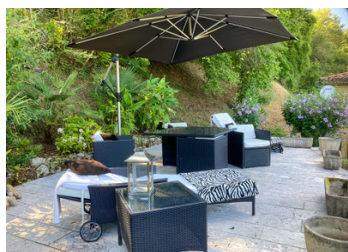


## Charming Countryside Cottage with Garden, Garage and Spectacular Views

EXCLUSIVE



## INFORMATION

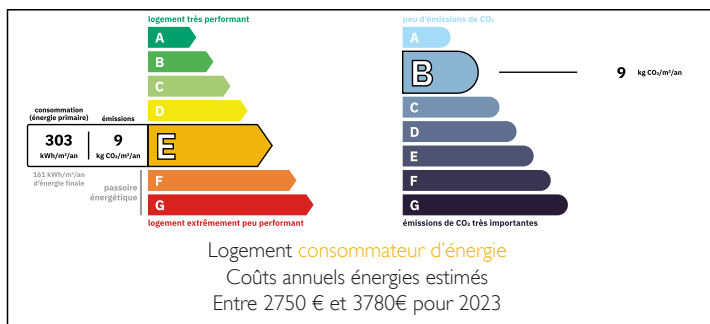
Town:	Sos
Department:	Lot-et-Garonne
Bed:	2
Bath:	2
Floor:	133 m2
Plot Size:	1422 m2

## IN BRIEF

This beautifully renovated property offers approximately 133 m<sup>2</sup> of living space, featuring 2 bedrooms, 2 bathrooms, mezzanine living areas, a double garage, and a covered carport.

Set within lovely landscaped gardens, it enjoys panoramic views of the surrounding countryside, all within close proximity to the historic village of Sos, renowned for its medieval charm.

## 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 habitation: EUR

## NOTES

## DESCRIPTION

Nestled in the tranquil commune of Gueyze, this semi-detached home has been thoughtfully and tastefully renovated to combine traditional character with modern comfort.

The ground floor comprises a spacious living room (16.5 m<sup>2</sup>) with a wood-burning stove, attractive colombage wall, and stone-tiled floor. There is a dining room (13 m<sup>2</sup>) with direct access to the front of the house, a fully equipped kitchen (15.5 m<sup>2</sup>) opening onto the garden, a utility room, and a wet room with shower and WC (5.5 m<sup>2</sup>).

Wooden stairs lead to a lofty atrium reaching the full height of the house. This original attic level with exposed beams includes a mezzanine (16 m<sup>2</sup>) and landing (5 m<sup>2</sup>) providing additional living space, a master bedroom (36 m<sup>2</sup>) cleverly divided into two zones around a central chimney stack, and a bathroom with shower (5.5 m<sup>2</sup>).

An independent annex above the garage offers a second bedroom (15.5 m<sup>2</sup>) and extra living space (11 m<sup>2</sup>), currently configured as a third guest bedroom, with potential for further development in the garage area below, ideal for a guest suite, studio, or home office.

Exterior Features:

Well-maintained gardens with mature trees and countryside views.

Stone terrace perfect for outdoor dining and entertaining.

Original stone well adding character to the setting.

Covered carport with space for two vehicles.

Double garage with storage or workshop possibilities.