

Well-presented 3-bed bungalow with terrace & double garage on 3,700 m² near Sos

EXCLUSIVE



INFORMATION

Town:	Sos
Department:	Lot-et-Garonne
Bed:	3
Bath:	1
Floor:	119 m ²
Plot Size:	3700 m ²

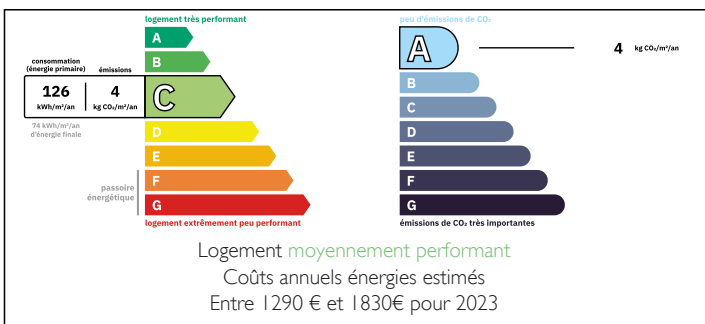
IN BRIEF

Modern single-storey family home built in 2012 offering approximately 120 m² of comfortable living space, set within 3,700 m² of well-maintained grounds with an above-ground pool.

The house features a bright open-plan kitchen, dining and living area with a wood-burning stove and reversible heat pump, fibre broadband, three bedrooms, a family bathroom, two separate WCs, as well as a study and a pantry/utility room created from part of the original garage.

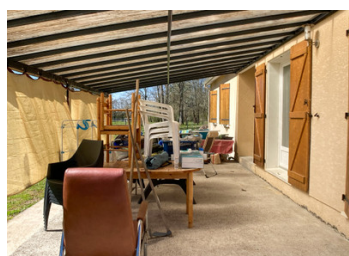
A covered south-facing terrace provides an ideal space for outdoor dining and relaxation. There is also a detached double garage. An ideal family home, ready to move into, located just minutes from Sos with good access to Agen, transport links, airports and the A62.

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.



DESCRIPTION

This modern detached bungalow, built in 2012, offers bright and well-designed single-storey living in a peaceful setting just minutes from Sos. Well maintained and ready to move into, it makes an ideal family home.

The heart of the property is a spacious open-plan kitchen, dining and living area of around 55 m², creating a light-filled and sociable space for everyday living and entertaining. The room is equipped with a wood-burning stove and a reversible heat pump, ensuring comfort throughout the year. The property also benefits from fibre optic broadband, making it well suited to remote working.

The accommodation includes three bedrooms (12 m², 12 m² and 11 m²), a family bathroom of around 7 m², and two separate WCs.

Originally designed with an integrated garage, part of this space has been thoughtfully converted into a study and a pantry/utility room of approximately 8 m², adding practical and flexible living space.

A covered south-facing terrace of approximately 28 m² is directly accessible from both the kitchen and living area, providing an ideal setting for outdoor dining, long summer evenings and relaxed entertaining.

The property sits within well-maintained grounds of around 3,700 m², with gardens surrounding the house and an above-ground swimming pool, ideal for enjoying the warmer months.

A separate double garage of approximately 50 m² offers excellent storage, parking or workshop potential.

Energy performance is good, with a strong DPE rating, reflecting an efficient and well-insulated home.

Located just a few minutes from the historic hilltop

LOCAL TAXES

Taxe habitation: EUR

NOTES