

## Elegant Gascon Country Home with Parkland & Terrace

EXCLUSIVE



## INFORMATION

Town:	Sos
Department:	Lot-et-Garonne
Bed:	5
Bath:	2
Floor:	152 m <sup>2</sup>
Plot Size:	7750 m <sup>2</sup>

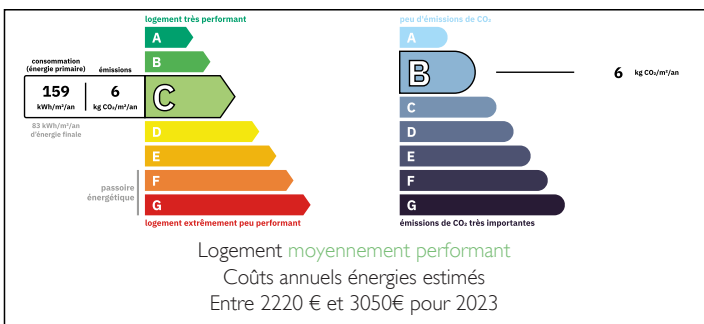
## IN BRIEF

Set within 7,750 m<sup>2</sup> of beautifully landscaped grounds, this elegant 4/5-bedroom Gascon country home enjoys a peaceful and highly private setting just minutes from the historic village of Sos, in the heart of southwest France.

Approached via a charming gravel driveway and surrounded by mature trees, the property captures the timeless charm and relaxed lifestyle of rural Gascony. Combining generous family accommodation with character features, attractive outdoor living spaces and useful outbuildings, the property would make an ideal permanent residence, holiday retreat or quality rental investment.

Offering around 152 m<sup>2</sup> of habitable space across two levels, together with a superb covered terrace, garage and substantial traditional outbuildings, the property presents a rare opportunity close to Fourcès, one of France's officially classified Plus

## 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

The property sits peacefully within mature parkland-style gardens, creating a wonderful sense of calm, privacy and connection with nature.

One of the home's most attractive features is the beautiful south-facing covered terrace of around 23 m<sup>2</sup>. Framed by climbing roses and established planting, this inviting outdoor living space is ideal for long summer lunches, entertaining friends or relaxing in the shade while enjoying the surrounding gardens.

Inside, the accommodation is bright, welcoming and highly versatile.

The entrance hall opens onto an elegant open-plan sitting and dining room of around 40 m<sup>2</sup> extending along the east side of the house. Filled with natural light, this attractive reception room benefits from two sets of French doors opening directly onto the gardens, while a central fireplace creates a warm and cosy atmosphere during cooler months.

A separate study/home office (9 m<sup>2</sup>) provides an excellent work-from-home space or occasional guest accommodation, while an additional ground-floor room of 11.5 m<sup>2</sup> could equally serve as a bedroom, snug or second sitting room.

The spacious country kitchen of around 39.5 m<sup>2</sup> occupies the west side of the house and offers generous room for cooking, family dining and entertaining. Adjoining the kitchen is a practical utility/laundry room with dedicated heating area.

A family bathroom with bath completes the ground floor accommodation.

Upstairs, a wooden staircase leads to a central landing with storage and four comfortable bedrooms:

Master bedroom — 13.26 m<sup>2</sup>

Bedroom 2 — 16.6 m<sup>2</sup>

## NOTES