

Character Stone House with Roof Terrace



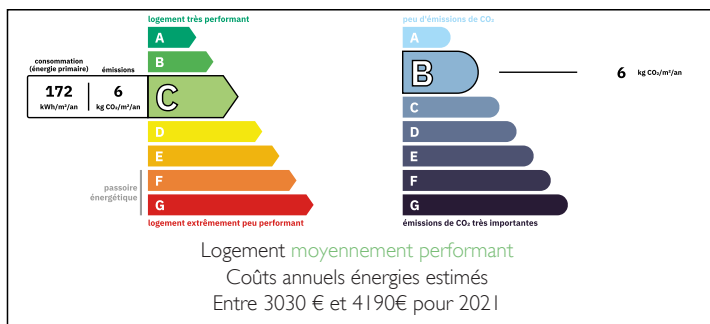
INFORMATION

Town:	Sos
Department:	Lot-et-Garonne
Bed:	3
Bath:	3
Floor:	233 m2
Plot Size:	173 m2

IN BRIEF

Situated beneath the arcades of the historic medieval square, this period stone house offers approximately 233m² of accommodation arranged over three floors. The west-facing frontage overlooks the heart of village life, while a second entrance from a quieter side street provides access to a private courtyard and the rear of the property. Combining character, flexibility and modern convenience, the house offers generous reception space, three bedrooms plus a versatile additional room, three bathrooms and a superb 33m² roof terrace enjoying south-easterly views across the river valley and surrounding countryside. Equally suited as a permanent residence, second home or holiday rental property, it occupies a prime position in the heart of Gascony.

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

Occupying a prominent position beneath the arcades of the medieval village square, this period stone house offers approximately 233m² of accommodation arranged over three floors, together with a private courtyard, dual access and an exceptional roof terrace.

The west-facing façade overlooks the attractive central square, the historic heart of the village and a focal point of daily life. Cafés, local services and community events are all within easy reach, creating an atmosphere that is both vibrant and authentically Gascon. To the rear, impressive gates open from a quieter side street into a private courtyard, providing practical access and a level of convenience rarely associated with village-centre properties.

The ground floor comprises a generous sitting room with fireplace, a separate dining room, a large fitted kitchen, entrance hall and WC. The layout provides comfortable and adaptable living space, equally suited to everyday life, entertaining or extended stays with family and friends.

The first floor accommodates two spacious double bedrooms, two bathrooms and an additional reception room currently used as a TV room. This versatile space could also serve as a home office, library, studio or occasional fourth bedroom.

On the second floor is a further double bedroom, an additional bathroom and a laundry room, together with access to the property's standout feature: a roof terrace of approximately 33m². Rare for a village-centre home, this private outdoor space enjoys elevated south-easterly views across the river valley and surrounding countryside, creating an ideal setting for outdoor dining, relaxing or entertaining throughout...

LOCAL TAXES

Taxe foncière: 1260 EUR

NOTES