

Characterful four-bedroom village house with colombage and private courtyard in historic Sos

EXCLUSIVE

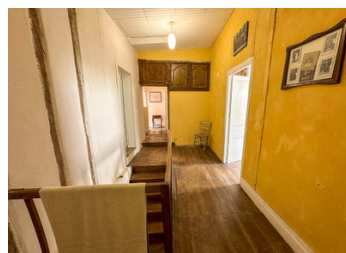


INFORMATION

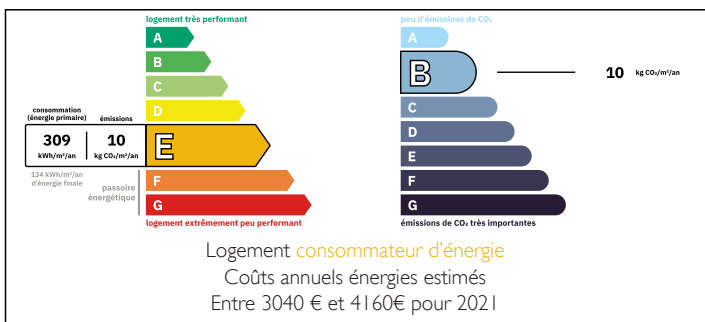
Town:	Sos
Department:	Lot-et-Garonne
Bed:	4
Bath:	2
Floor:	165 m ²
Plot Size:	25 m ²

IN BRIEF

Set on one of the oldest streets in historic Sos, this wonderfully characterful property retains visible colombage, exposed beams and traditional floors. In the same ownership since 1984, it began as two neighbouring houses acquired at different times and gradually combined to create approximately 164 m² of highly individual accommodation, with a new kitchen, three generous reception rooms, four bedrooms, an additional room, two attics and an atmospheric central courtyard.

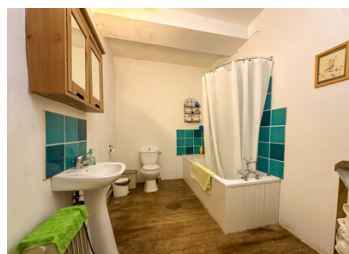


ENERGY - DPE



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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

Situated on a quiet side street just a short walk from the main village square, this substantial historic property retains many reminders of its long past, including visible colombage, exposed timbers, old stonework, traditional fireplaces and a mixture of patterned tiles, terracotta and wooden floors.

The property has been in the same ownership since 1984 and has evolved gradually over more than four decades. Originally two separate neighbouring houses, acquired at different times, they have been thoughtfully brought together to create a warm, deeply personal and characterful home.

Together, the houses provide approximately 164.49 m² of habitable accommodation over two principal floors, with two attic spaces above. The two original street entrances and separate electricity meters remain, giving the property an unusually flexible layout.

GROUND FLOOR

One entrance opens into a generous dining room with a decorative patterned tiled floor. This leads through to the new kitchen and breakfast room, where stone flooring, exposed beams and old stonework complement the more contemporary fittings. There is ample space for informal dining.

A separate library-style living room has wooden floors, extensive fitted bookshelves and glazed doors opening towards the courtyard.

The cosy salon retains further period character, including exposed ceiling beams, a traditional fireplace fitted with a wood-burning stove and warm-toned timber flooring.

Together, the kitchen and three distinct reception rooms provide an excellent amount of adaptable living space for cooking, dining, entertaining, relaxing or working from home.

NOTES