

Stone built 3-bedroom village house (110m2) with garden and garage.



## INFORMATION

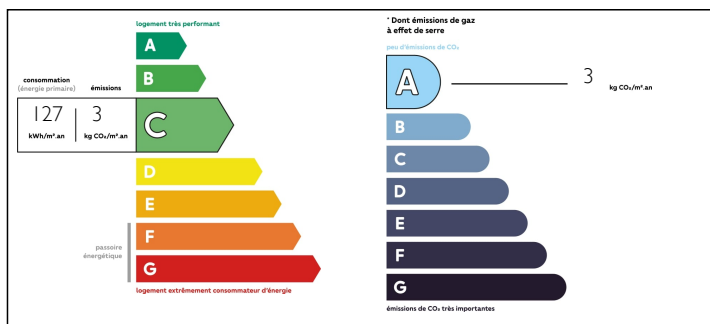
Town:	Sos
Department:	Lot-et-Garonne
Bed:	3
Bath:	2
Floor:	110 m2
Plot Size:	240 m2

## IN BRIEF

Situated in the heart of a lively hilltop village, this south facing stone house is in excellent condition throughout. Built on three levels it has a lovely covered terrace and lovely private garden. There is also large garage, a heat pump and it's also double-glazed throughout. Priced to sell, this would be ideal as a family or second home or rental/Airbnb and an excellent investment opportunity - viewing is highly recommended to realise the full potential.



## 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.



## NOTES

## DESCRIPTION

Nestling close to the nave of the beautiful and historic village church, the house has two entrances: from the street side and the garden.

From lower ground floor (street side) there is a secure entrance with large garage (23) with automatic doors and an entrance hall (17 m<sup>2</sup>). There is plenty of space here and could be a garage and a workshop.

On the ground level floor there is a recently fitted kitchen (10m<sup>2</sup>) and bright open plan living room/dining room (56 m<sup>2</sup>) with a large wood-burning stove.

From here there is easy access to the covered terrace and garden, which is fully fenced and has a wood shed (10m<sup>2</sup>) suitable for storing garden equipment.

There is also a bathroom with shower (4m<sup>2</sup>)

On the first floor, are three bedrooms with storage space and lovely views over the river valley and the neighbouring department of the Gers.

Bedroom 1: The large master bedroom has plenty of storage space with south facing views (28.5 m<sup>2</sup>) and automatic blinds

Bedroom 2: This is also south facing (12m<sup>2</sup>) with automatic blinds.

Bedroom 3: This is currently configured as an office space (m<sup>2</sup>)

There is also a separate WC on this floor.

Location & Local Infrastructure:

1 hour and 30 minutes from Bordeaux-Mérignac airport.

1 hour 45 minutes from Toulouse-Blagnac airport.

There is a daily bus service between the village and