

**UNDER OFFER: A beautiful, seven-bedroom three-storey village house with garden.**



## INFORMATION

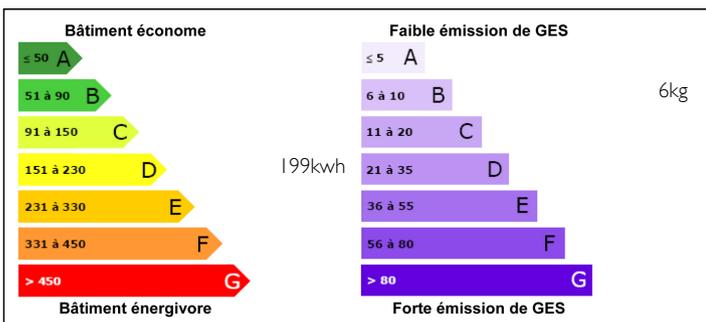
Town:	Sos
Department:	Lot-et-Garonne
Bed:	7
Bath:	1
Floor:	225 m2
Plot Size:	700 m2



## IN BRIEF

In good condition throughout, this stone-built, south-facing town house sits on a quiet road only one minute's walk from the main square of a thriving village in the heart of Gascony. It has a terrace, a good-sized landscaped garden and off-street parking. In good condition throughout, there are seven bedrooms; one large master bathroom, a WC, and an attic still to convert.

## 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 house is bright and spacious (225 m<sup>2</sup>) There is double glazing on the ground and first floors.

Ground floor: An entrance hall (7.69 m<sup>2</sup>) with stylish and distinctive black and white tiling. To the right, this leads to an elegant living room (36.53 m<sup>2</sup>) and a large well-equipped kitchen (17.83 m<sup>2</sup>) that opens out onto an enclosed terrace ideal for outdoor dining and onward to the garden (700 m<sup>2</sup>) with iron gates to the rear allowing for convenient off street parking. There is also a storage room and WC with hand basin on the ground floor.

A beautiful carved wrought iron and marble floor staircase leads to the first floor where there are three 3 large bedrooms and a master bathroom (11.5m<sup>2</sup>). First floor bedrooms: Bedroom 1: 18.24 m<sup>2</sup> Bedroom 2: 20.17 m<sup>2</sup> Bedroom 3: 9.632 m<sup>2</sup>.

On the 2nd floor, there are a further 4 bedrooms: Bedroom 4: 19.68 m<sup>2</sup> Bedroom 5: 19.72 m<sup>2</sup> Bedroom 6: 14.18 m<sup>2</sup> Bedroom 7: 9.76 m<sup>2</sup>

On the third floor there is an attic yet to be converted but this is insulated and the roof is in good condition.

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 Mont de Marsan Gare and Agen Gare with direct high-speed rail links to Paris, Marseille, Bordeaux and Toulouse (it takes one hour by bus to Agen or Mont de Marsan).

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## NOTES