

Village house with three bedrooms covered outdoor terrace and garage to convert.

EXCLUSIVE

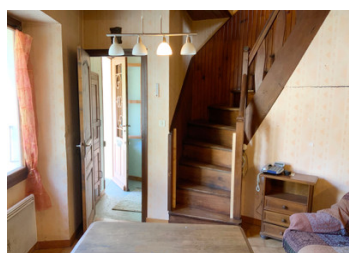


## INFORMATION

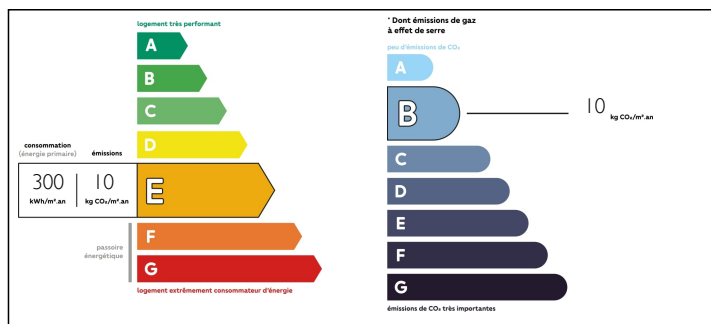
Town:	Sos
Department:	Lot-et-Garonne
Bed:	3
Bath:	2
Floor:	112 m2
Plot Size:	15 m2

## IN BRIEF

This pleasant village property (112 m2) is set on a peaceful road only 2 minutes walk from the village square with all shops and facilities. There is a living room, kitchen, three bedrooms, a covered private outdoor terrace and a large garage to be converted. Priced to sell and a true bargain at this price, it would make an ideal holiday home or 'lock up and leave'. Viewing highly recommended to appreciate the full potential.



## 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

Originally two houses, the properties been carefully merged together to form one coherent whole with separate front and rear entrances.

On entering the main door from the quiet road there is a hallway way and a living room (18m<sup>2</sup>). From here there is a bathroom with shower (5m<sup>2</sup>) and a kitchen (12m<sup>2</sup>). There is also a separate WC on the ground floor.

Also from the living room, doors lead out to a private covered terrace with separate gates, wood-burning stove and chimney that make an ideal outdoor living/dining area.

The stairs lead to two bedrooms:

Bedroom 1: 12m<sup>2</sup>

Bedroom 2: 9m<sup>2</sup>

There is also an attic in this part of the house.

From the kitchen one enters the second part of the property, which comprises a large garage space (22m<sup>2</sup>), which could also be converted to become an extra living or a commercial space.

It has a raised concrete floor, electric radiators and glass sliding doors that lead out to a quiet cul-de-sac with views of the medieval village square.

From here stairs lead to a large third bedroom (20m<sup>2</sup>) with ample storage and separate WC.

Whilst in good condition throughout, it is in need of some refreshment but no major works are required (there is a new roof) and so it really does represent excellent value for money.

Location & Local Infrastructure:

1 hour and 30 minutes from Bordeaux-Mérignac airport.

## LOCAL TAXES

Taxe foncière: 400 EUR

## NOTES