LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: 96688NJD47 Price: 375 000 EUR

agency fees to be paid by the seller

Elegant Historic Maison de Maître







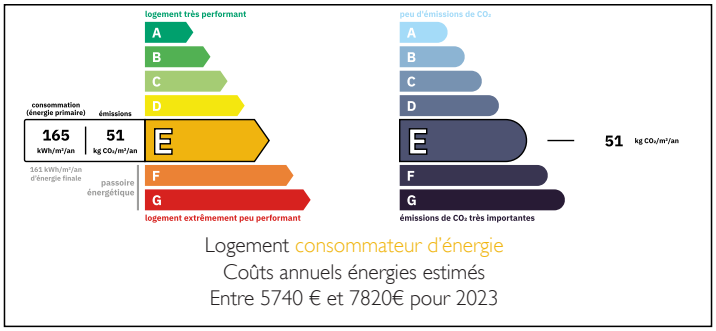








ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 5740 € et 7820€ pour 2023

INFORMATION

Town:	Sos
Department:	Lot-et-Garonne
Bed:	4
Bath:	2
Floor:	287 m2
Plot Size:	150 m2

IN BRIEF

Occupying a privileged position in the heart of the historic village of Sos, this elegant nineteenth-century Maison de Maître combines timeless architectural grandeur with exceptional literary provenance. Beautifully restored throughout, the house was once home to the celebrated Gascon poet Emmanuel Delbousquet, commemorated by the plaque that remains on the façade today.

Offering approximately 274m² of beautifully proportioned accommodation, together with a 137m² convertible attic, a substantial 100m² stone outbuilding and an enclosed courtyard garden, the property successfully blends historic character with modern comfort. Elegant reception rooms, original fireplaces, soaring ceilings, an impressive sweeping staircase and a bespoke kitchen are complemented by four generous bedrooms, two bathrooms and delightful views towards the village church from the first-floor balcony. Cafés, restaurants, shops and the

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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.

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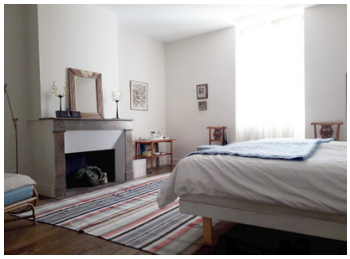
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LOCAL TAXES

Taxe foncière: **1670 EUR**

NOTES

DESCRIPTION

A Home with History

Some houses preserve history; a select few become part of it.

Behind the elegant façade of this beautifully restored nineteenth-century Maison de Maître lies a home of exceptional character and provenance. A commemorative plaque records that it was once the residence of the acclaimed Gascon poet and novelist Emmanuel Delbousquet (1874–1909). Installed in 1924 by his friends, the town of Sos and the Escolo Gascouno, the plaque remains a lasting tribute to one of the region's most celebrated literary figures, giving the property a unique and documented place in the cultural history of Gascony.

The elegant rendered façade, with its perfectly balanced proportions, classical cornice, tall shuttered windows and delicate wrought-iron balcony, immediately establishes this as one of the village's most distinguished private residences. Beyond the front door, the sense of scale and refinement continues.

A magnificent entrance hall, laid with striking black-and-white chequerboard flooring, forms the heart of the house. Rising gracefully through its centre is a superb sweeping staircase, one of the property's defining architectural features and an unforgettable introduction to the elegance that characterises the interior. High ceilings, original fireplaces, period joinery and beautifully proportioned rooms reflect the quality and craftsmanship expected of a distinguished Maison de Maître.

The ground floor has been thoughtfully arranged for both family life and entertaining. Elegant reception rooms include a refined sitting room, formal dining room and charming library, equally suited as a study, music room or occasional fifth bedroom if desired. The bespoke fitted kitchen...