LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A22326NJD47 Price: 66 600 EUR

agency fees included: 6600 € TTC to be paid by the buyer (60 000 EUR without fees)

Attractive village flat (75 m2) with three bedrooms and terrace.















INFORMATION

Town:	Sos
Department:	Lot-et-Garonne
Bed:	3
Bath:	2
Floor:	75 m2
Plot Size:	7 m2

IN BRIEF

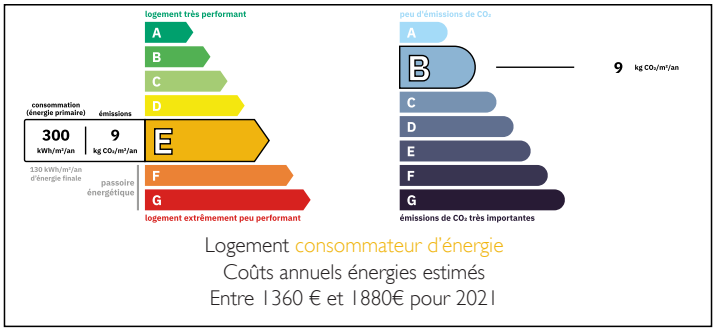
This stylish apartment is set in a quiet road close to the centre of a thriving Gascon village with all shops and services.

It has three good-sized bedrooms, a large ground floor kitchen and a small outdoor terrace.

In good condition throughout, it would make an ideal holiday rental or a second home to lock and up leave.

Viewing highly recommended to appreciate the full potential.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 1360 € et 1880€ pour 2021

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.

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NOTES

DESCRIPTION

At the front of the property there is a covered porch area (7m2) with stone floor and attractive original stone details.
From the main entrance you enter into the open plan kitchen (17.5m2) with a window out to the front porch.
At the back of the kitchen, a door leads to the stairway to the first floor. There are storage and utility areas around the stairwell
On the first floor there is an open landing area with lots of light, and two bedrooms situated to the front of the property (15m2 and 10m2). There is a bathroom with double sink and glass tiled shower (5m2) and a separate WC (2m2).
From the landing, wooden stairs lead up to the 2nd floor attic room. This room is currently used as a bedroom (28m2) but could have a variety of uses. The central part of this room is 2m high with the ceiling sloping down towards the front and the back.
This property has been sympathetically restored and throughout you will find attractive feature windows and open wooden beams.

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 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).
This pretty and peaceful hilltop village (one of the last to resist Julius Caesar during...