LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A30938NJD47 Price: 95 000 EUR

agency fees to be paid by the seller

Large elegant village house, 300 m2, with terrace, two garages and a shop front







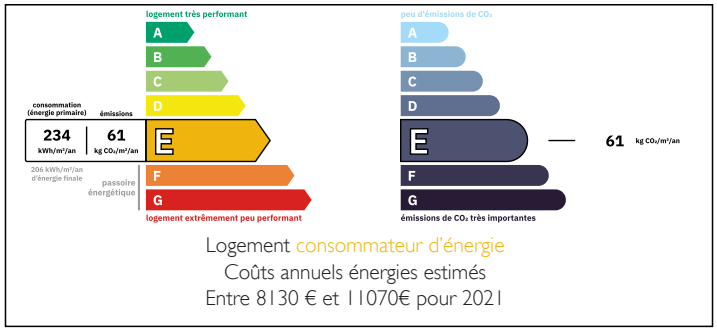








ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 8130 € et 11070€ pour 2021

INFORMATION

Town:	Sos
Department:	Lot-et-Garonne
Bed:	8
Bath:	5
Floor:	300 m2
Plot Size:	16 m2

IN BRIEF

This former hotel is effectively two houses merged together each with their own independent entrances - one from a quiet a side street and the other leading onto a beautiful medieval square. There are garages on either side.

Built in the 19th century, it has retained all its period charm with a dovecote, two lovely carved wooden staircases, high ceilings, a sunny outdoor terrace, a large kitchen, a library and even a billiard room.

There are 8 bedrooms but there could easily be more. In fact, the whole property could be repurposed for a variety of business projects: including a boutique hotel/AirBnB with restaurant; a shop; art gallery; a café bar or it could even be divided up into separate apartments. But equally it could become a substantial family home.

The east facing side of the house also has lovely...

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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LOCAL TAXES

Taxe foncière: **2340 EUR**

NOTES

DESCRIPTION

The two sections of the property, which are fully integrated, share a central courtyard and both have a staircase and large garage.

From the front entrance on the quiet side street, you enter into a hallway and living rooms.

To the left is a large salon/dining room (28m2), and to the right is a further salon (15m2) and store room (6m2).

From this hallway, there are stairs to the first floor, access to the courtyard (15.5m2), and doors through to the second part of the house.

The courtyard has doors to the garage 1 (27m2) and a large atelier (55m2).

The back section of the property, on the ground floor, comprises a kitchen (22.5m2), a bathroom (4m2), a storeroom (18m2), an old shop room (25m2), garage 2 (28m2) and a grand stairwell to the first floor.

First Floor: Front section:

Bedroom 1: (24m2)

Bedroom 2: (16.5m2)

Bedroom 3: (18m2)

Bathroom (4.5m2)

Dressing room (4.5m2)

First Floor: Back Section:

Bedroom 4: (20m2)

Bedroom 5: (24m2)

Bedroom 6: (12m2)