

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



## INFORMATION

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

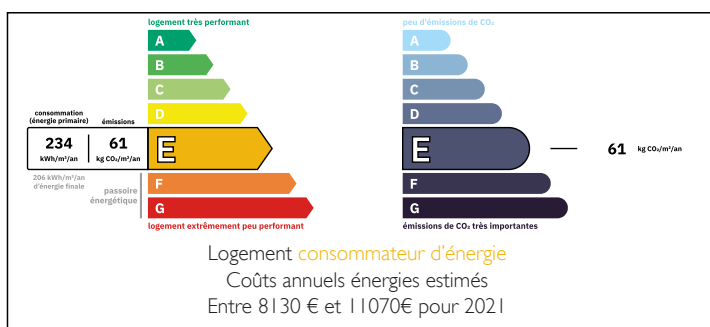
## IN BRIEF

This former hotel is effectively two houses merged together each with their own independent entrances - one from a quiet 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.

## ENERGY - DPE



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

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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 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 (28m<sup>2</sup>), and to the right is a further salon (15m<sup>2</sup>) and store room (6m<sup>2</sup>).

From this hallway, there are stairs to the first floor, access to the courtyard (15.5m<sup>2</sup>), and doors through to the second part of the house.

The courtyard has doors to the garage 1 (27m<sup>2</sup>) and a large atelier (55m<sup>2</sup>).

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

First Floor: Front section:

Bedroom 1: (24m<sup>2</sup>)

Bedroom 2: (16.5m<sup>2</sup>)

Bedroom 3: (18m<sup>2</sup>)

Bathroom (4.5m<sup>2</sup>)

Dressing room (4.5m<sup>2</sup>)

First Floor: Back Section:

Bedroom 4: (20m<sup>2</sup>)

Bedroom 5: (24m<sup>2</sup>)

Bedroom 6: (12m<sup>2</sup>)

## LOCAL TAXES

Taxe foncière: **2340 EUR**

## NOTES