LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A33172NJD47 Price: 142 000 EUR

agency fees to be paid by the seller

Stone built two-bedroom village house (100m2) with courtyard garden.

EXCLUSIVE















INFORMATION

Town:	Sos
Department:	Lot-et-Garonne
Bed:	2
Bath:	2
Floor:	100 m2
Plot Size:	100 m2

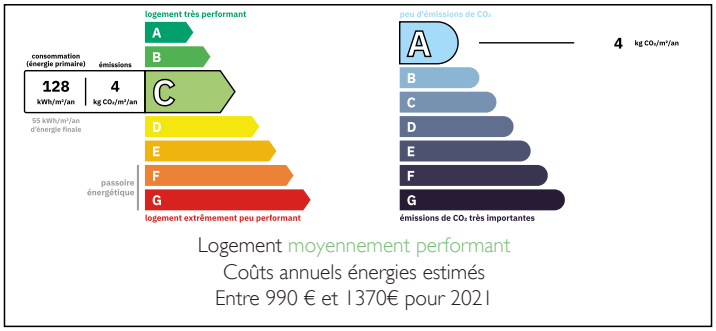
IN BRIEF

Situated in the heart of a lively hilltop village, this south facing village house is in good condition throughout having been partially renovated by the current owners. Set over three floors, there is a brand-new roof, new double-glazed windows and a courtyard garden.

There is still some finishing works required but this will allow the new owners to impose their own mark on house and garden.

This would be ideal as a family, second home or rental/Airbnb and an excellent investment opportunity - viewing is highly recommended to realise the full potential.

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 990 € et 1370€ 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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

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NOTES

DESCRIPTION

This property sits on an attractive tree-lined square in a lively village with all amenities in walking distance.

The front entrance leads into a spacious front room (23m2) with tiled floor and window looking onto the square. This room could be used as a sitting room or dining area.

The back wall has been opened up with exposed beams and leads through to an open plan kitchen (21m2). From the kitchen, there is access to the garden, several back rooms, and stairs to the first floor.

The rooms at the back of the house are undeveloped and currently comprise of a laundry room (12m2), shower room (3m2) and separate WC.

There are doors to the garden from both the laundry room and kitchen.

The garden is accessed by a side door along the house and opens up to an area of approximately 32m2 and a further area behind the neighbouring property with a shed (20m2) and rear entrance.

Wooden stairs lead to the first floor with open plan living room (20m2), WC (2m2), Bedroom 1 (18m2), ensuite shower area (3m2). There is also the opportunity to install a new roof terrace on this floor.

There are further wooden stairs to a mezzanine level floor with Bedroom 2 (16m2) with sloping roof and velux window. There is a separate sink area on this level.

Location & Local Infrastructure:
1 hour and 30 minutes from Bordeaux-Mérignac airport.
1 hour...