

UNDER OFFER: Spacious 4-Bedroom Detached Family Home with outbuildings, expansive garden, and swimming pool.

EXCLUSIVE



INFORMATION

Town:	Sos
Department:	Lot-et-Garonne
Bed:	4
Bath:	2
Floor:	300 m ²
Plot Size:	2530 m ²

IN BRIEF

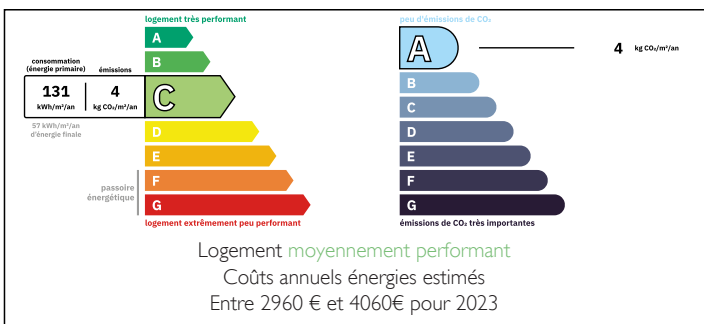
This impressive Maison de Maître in the heart of Gascony offers a rare chance to own one of the village's most significant and versatile properties. Currently a family home and the local doctor's surgery, it's perfect for combining work and home life in one elegant setting.

The ground floor serves as a professional medical practice, while the upper floors offer spacious living accommodation. The layout allows for continued live/work use or full conversion into a private residence.

Inside are four large bedrooms, a kitchen-dining room, a comfortable living room, and a renovated loft with potential for further development.

Outside, there's a substantial enclosed rear garden—ideal for families or entertaining. The front courtyard offers ample parking, a spacious hangar,

ENERGY - DPE



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.



DESCRIPTION

Tucked away on a peaceful street just moments from the bustling village square and its full range of amenities, this spacious property offers a unique blend of residential comfort and commercial potential.

Secure gates open onto a generous courtyard, complete with outbuildings and access to mature gardens.

Ground Floor – Currently Configured as a Doctor's Surgery:

The ground floor is currently arranged as a medical practice. To the right of the entrance, you'll find a bright and spacious waiting room (26 m²) with front-facing windows, along with an adjoining WC (2 m²). On the left is a consulting room (19 m²), which leads through to a large rear atelier.

A central hallway (13 m²) connects to a light-filled atrium (15 m²), featuring the staircase to the first floor. Also on this level are a laundry/boiler room (19.5 m²), a store room (7 m²), a sizeable atelier (31 m²), a garage (24 m²), and a wine cellar/cave (16.5 m²). Multiple access points include external doors from the rear atelier, the atrium, and the cave at the front.

First Floor – Spacious Family Living:

Upstairs, the primary living quarters comprise four well-proportioned bedrooms, two bathrooms, a separate WC, a central kitchen, and generous living and dining spaces.

The kitchen (17 m²) sits at the heart of the home and opens directly onto a large raised terrace—ideal for outdoor dining and entertaining. Adjacent is an open-plan living and dining area with sliding glass doors to the terrace. The living room (14 m²) and dining area (10 m²) both feature dual-aspect windows, offering lovely views and abundant

LOCAL TAXES

Taxe foncière: **2737 EUR**

NOTES