LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A39402NJD47 Price: 84 000 EUR

agency fees included: 9 % TTC to be paid by the buyer (77 393 EUR without fees)

Charming Village Retreat with Private Garden – The Perfect Pied-à-Terre in Gascony

EXCLUSIVE















INFORMATION

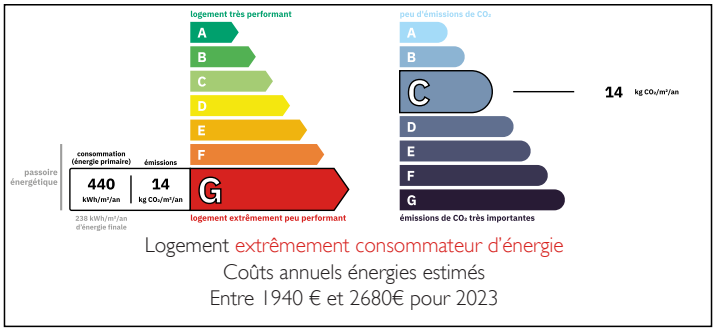
Town:	Sos
Department:	Lot-et-Garonne
Bed:	2
Bath:	1
Floor:	84 m2
Plot Size:	200 m2

IN BRIEF

Tucked away on a quiet side street in the heart of a historic Gascon village, this delightful 2-bedroom house is the ideal lock-up-and-leave holiday home or pied-à-terre.

Bursting with charm and original features, it offers an enchanting mix of comfort, convenience, and potential – all just a short stroll from local shops, cafés, and the village square.

ENERGY - DPE



Logement extrêmement consommateur d'énergie
Coûts annuels énergies estimés
Entre 1940 € et 2680€ pour 2023

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.
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NOTES

DESCRIPTION

Behind its modest façade lies a bright and surprisingly spacious interior, with wood-panelled ceilings, a cosy wood-burning stove, and a generous open-plan living area. French doors open onto a private, enclosed garden – perfect for summer dining, a morning coffee, or simply soaking in the peace of your surroundings.

Key Features

2 Bedrooms (10m² and 9.5m²)

1 Bathroom (5m²) with shower and WC

Open-plan kitchen/living space (38m²) with wood burner & high ceilings

Utility/laundry room with additional storage and boiler

Fully enclosed private garden with terrace and lawn – low maintenance and perfect for relaxing

Single-level living – easy and accessible

Move-in ready with scope to improve and add value

A Village Steeped in History & Community

This peaceful hilltop village—one of the last strongholds during Caesar's conquest of Gaul—offers a true taste of rural French life with modern-day convenience. Daily essentials are on your doorstep:

Boulangerie/grocery

Bistro under new ownership

Charcuterie, pharmacy, bar/tabac, post office, doctor, and primary school

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