

Well-presented 3-bed bungalow with terrace & double garage on 3,700 m² near Sos



INFORMATION

Town:	Sos
Department:	Lot-et-Garonne
Bed:	3
Bath:	1
Floor:	119 m2
Plot Size:	3700 m2

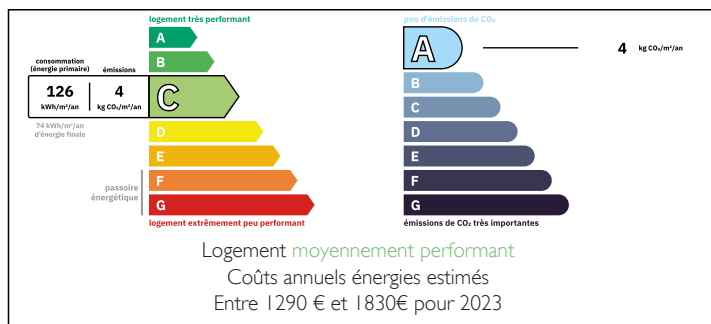
IN BRIEF

Modern single-storey family home built in 2012 offering approximately 120 m² of comfortable living space, set within 3,700 m² of well-maintained grounds with an above-ground pool.

The house features a bright open-plan kitchen, dining and living area with a wood-burning stove and reversible heat pump, fibre broadband, three bedrooms, a family bathroom, two separate WCs, as well as a study and a pantry/utility room created from part of the original garage.

A covered south-facing terrace provides an ideal space for outdoor dining and relaxation. There is also a detached double garage. An ideal family home, ready to move into, located just minutes from Sos with good access to Agen, transport links, airports and the A62.

ENERGY - DPE



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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

This modern detached bungalow, built in 2012, offers bright and well-designed single-storey living in a peaceful setting just minutes from Sos. Well maintained and ready to move into, it makes an ideal family home.

The heart of the property is a spacious open-plan kitchen, dining and living area of around 55 m², creating a light-filled and sociable space for everyday living and entertaining. The room is equipped with a wood-burning stove and a reversible heat pump, ensuring comfort throughout the year. The property also benefits from fibre optic broadband, making it well suited to remote working.

The accommodation includes three bedrooms (12 m², 12 m² and 11 m²), a family bathroom of around 7 m², and two separate WCs.

Originally designed with an integrated garage, part of this space has been thoughtfully converted into a study and a pantry/utility room of approximately 8 m², adding practical and flexible living space.

A covered south-facing terrace of approximately 28 m² is directly accessible from both the kitchen and living area, providing an ideal setting for outdoor dining, long summer evenings and relaxed entertaining.

The property sits within well-maintained grounds of around 3,700 m², with gardens surrounding the house and an above-ground swimming pool, ideal for enjoying the warmer months.

A separate double garage of approximately 50 m² offers excellent storage, parking or workshop potential.

Energy performance is good, with a strong DPE rating, reflecting an efficient and well-insulated home.

Located just a few minutes from the historic hilltop

NOTES