LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A45187NJD47 Price: 275 000 EUR

agency fees to be paid by the seller

Charming 4/5 Bedroom Country House with Parkland, Covered Terrace, Garage & Outbuildings near Sos

EXCLUSIVE















INFORMATION

Town:	Sos
Department:	Lot-et-Garonne
Bed:	5
Bath:	2
Floor:	152 m2
Plot Size:	7750 m2

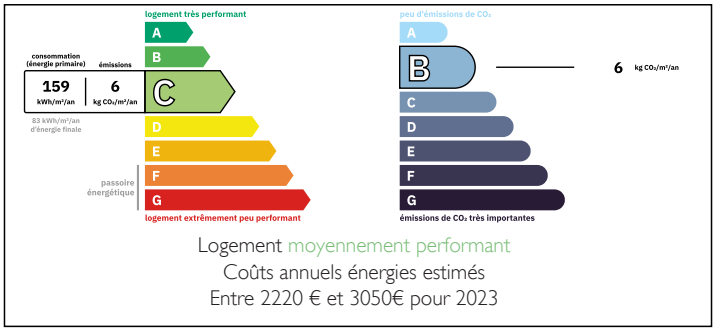
IN BRIEF

Set in a peaceful rural position just a few minutes from the historic village of Sos, this attractive 4/5-bedroom country house offers approximately 152 m² of living accommodation over two levels, surrounded by mature parkland of approximately 7,750 m².

The property combines generous and flexible interior accommodation with a lovely covered terrace, extensive garden space, useful outbuildings and a separate garage.

With a modern air/water heat pump, low CO emissions and a good energy performance for a traditional country property, this would make an excellent permanent home, holiday retreat or lock-up-and-leave base in the heart of Gascony.

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 2220 € et 3050€ 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.

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NOTES

DESCRIPTION

Approached through mature grounds with established trees and shrubs, the property enjoys a particularly peaceful and private setting while remaining within easy reach of village amenities.

A lovely south-facing covered terrace provides an inviting outdoor living space for dining, entertaining or simply relaxing while overlooking the garden.

The front door opens into a welcoming entrance hall.

To one side is a spacious open-plan living and dining area with two sets of French doors opening directly onto the garden. A central chimney forms an attractive focal point to the room and creates a warm, welcoming atmosphere.

Also on the ground floor is a study, ideal as a home office or occasional guest room, together with a further room that can be used as a downstairs bedroom, snug or second sitting room.

The kitchen is positioned on the western side of the house and provides generous practical space for everyday family life. It leads through to an adjoining utility/laundry area and the heating system.

A downstairs bathroom with bath completes the ground-floor accommodation.

A wooden staircase leads to the first floor, where a central landing with storage serves four further bedrooms.

There is also a large dressing room and a separate WC with wash basin.

The house therefore offers very flexible 4/5-bedroom accommodation, with the possibility of keeping a bedroom on the ground floor if required.

Grounds & Outbuildings: