LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A46768NJD47 Price: 525 000 EUR

agency fees to be paid by the seller

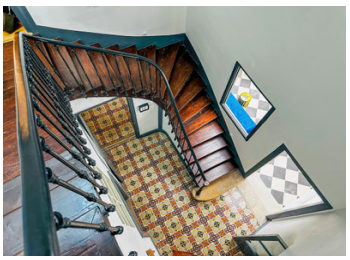
Beautifully Renovated Period Village House with Heated Pool & Guest Apartment

EXCLUSIVE















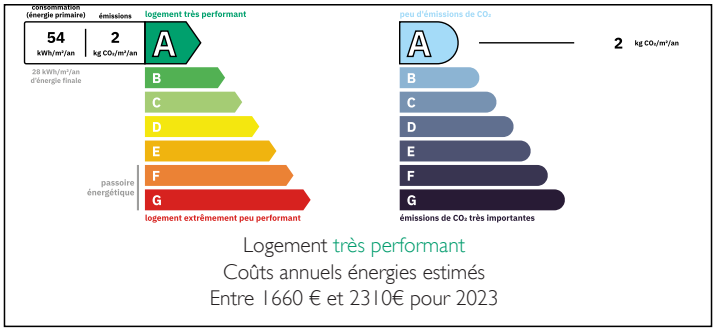
INFORMATION

Town:	Sos
Department:	Lot-et-Garonne
Bed:	5
Bath:	4
Floor:	409 m2
Plot Size:	400 m2

IN BRIEF

Behind an elegant period façade in the historic village of Sos lies a beautifully renovated and remarkably private property offering approximately 409 m² of accommodation. The four-bedroom main house combines generous period proportions with striking contemporary interiors, centred around a spectacular glazed atrium. A separate street entrance leads to a secluded Mediterranean-style courtyard with a brand-new heated pool and an independent 78 m² one-bedroom guest apartment with its own rear access. A substantial two-storey garage/atelier provides secure private parking and valuable additional space. Air-source heating and cooling, excellent insulation and an outstanding DPE A energy rating for the main house complete this rare combination of character, design and modern comfort.

ENERGY - DPE



Logement très performant
Coûts annuels énergies estimés
Entre 1660 € et 2310€ 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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LOCAL TAXES

Taxe foncière: **2161 EUR**

NOTES

DESCRIPTION

From the quiet village street, the property's elegant period façade and wrought-iron balcony give only the first indication of what lies beyond.

Inside, the house reveals a more dramatic and contemporary character. At its heart is a spectacular 24 m² glazed atrium, a soaring, light-filled space extending through the building and overlooked by an elegant first-floor gallery. The graphic black-and-white tiled floor, dark architectural joinery and grand chandelier create a striking contrast with the predominantly white interior, while carefully retained period details preserve the character and history of the building.

The principal residence offers approximately 330 m² of accommodation, with generous, beautifully proportioned living spaces designed for both everyday life and entertaining.

On the ground floor, an impressive 60 m² entrance and reception space immediately conveys the scale of the house. The central atrium provides a striking second reception area, ideally suited to entertaining, while a 13 m² sitting room with handsome fireplace offers a more intimate place to relax.

An attractively tiled stairwell connects the atrium to the sitting room and kitchen at the rear of the house. The contemporary 27 m² kitchen and dining area opens directly onto the terrace and courtyard, creating an easy connection between the interior and outdoor living spaces. Modern finishes sit comfortably alongside the proportions and character of the original house.

A generous 16 m² laundry/utility room, accessible from both the kitchen and the central atrium, provides useful additional space and leads outside to a further patio and the garage beyond.

An elegant...