LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A47443NJD47 Price: 40 000 EUR

agency fees to be paid by the seller

Substantial stone garage with large loft and private walled garden in the centre of Sos















INFORMATION

Town:	Sos
Department:	Lot-et-Garonne
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	70 m2

IN BRIEF

Substantial stone garage of approximately 80m² with a large first-floor loft and an enclosed garden of around 70m², situated in the centre of the historic village of Sos. Offering vehicle access, generous storage and workshop space, the property also presents interesting conversion potential, subject to planning permission and the installation or verification of the necessary services.

ENERGY - DPE

DPE not required.

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

Situated along a quiet lane in the centre of Sos, this substantial stone-built garage offers excellent storage, workshop and vehicle-parking possibilities, together with a private walled garden and a large loft.

The property occupies cadastral parcel AB34, which has a total recorded area of 176m². The garage is reported as measuring approximately 80m², with the enclosed garden extending to around 70m².

Ground floor

Large wooden double doors provide direct vehicle access from the lane. A separate pedestrian door offers an additional entrance.

The spacious ground floor has exposed stone walls, timber beams and a combination of concrete and earth flooring. Its generous open layout would be suitable for storing vehicles, equipment or materials, or for use as a workshop.

A doorway at the rear provides direct access to the garden.

First floor

An internal staircase leads to a substantial loft extending above the garage. The loft has exposed roof timbers and provides valuable additional storage space.

Subject to the necessary planning permission, structural assessment and installation or verification of services, the building may offer potential for conversion to another use. Prospective purchasers should make their own enquiries with the appropriate authorities.

Garden

Behind the garage is a private garden of