

Substantial four-bedroom village house formed from two properties, with former bakery and attic

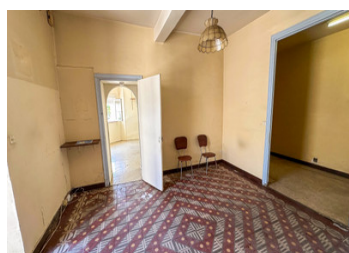


INFORMATION

Town:	Sos
Department:	Lot-et-Garonne
Bed:	4
Bath:	0
Floor:	180 m2
Plot Size:	0 m2

IN BRIEF

This substantial 180 m² domestic property was created by combining two adjoining village houses and was formerly home to a bakery. Requiring complete refurbishment and modernisation, it offers adaptable ground-floor rooms, four bedrooms, a large corner room overlooking the square and an easily accessible attic. The property could become a sizeable family home or combine residential accommodation with retail, studio or professional space.

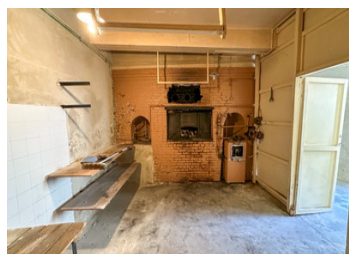


ENERGY - DPE

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.



DESCRIPTION

Situated in the centre of Sos, this substantial corner property was created by combining two adjoining village houses into one domestic home. Its size, multiple entrances and flexible internal arrangement provide considerably more possibilities than its former commercial appearance might initially suggest.

The building was once used as a bakery. The ground floor retains the former shop, preparation and kitchen areas and the original bread oven, providing an interesting reminder of the property's history.

Although this level could potentially be reused as a shop, studio, workshop or other professional premises, subject to the necessary permissions, it could equally be incorporated fully into the house. The former shop and bakery rooms could be reorganised to create additional sitting and dining rooms, a large family kitchen, an office, games room or ground-floor accommodation.

The ground floor also includes an entrance, a shower room and a separate WC. Several street-facing entrances reflect the fact that the building was originally two separate properties and could be useful when planning a new internal arrangement.

The principal accommodation is arranged on the upper floors. One of the property's most notable rooms occupies the corner of the building and has three sets of windows overlooking the village square. Its multiple aspects bring in abundant natural light and provide open views across the centre of Sos. The room opens onto a usable balcony and could become an impressive principal bedroom, main sitting room or combined living and dining room.

The upper floors also include a domestic kitchen...

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