

Basque-Landes character house with pool in 1.34 hectares of peaceful wooded grounds

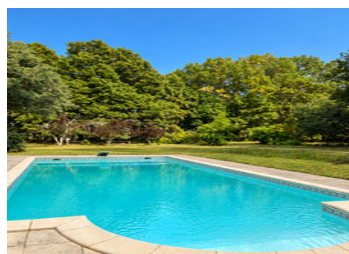
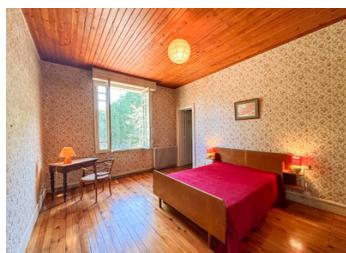


INFORMATION

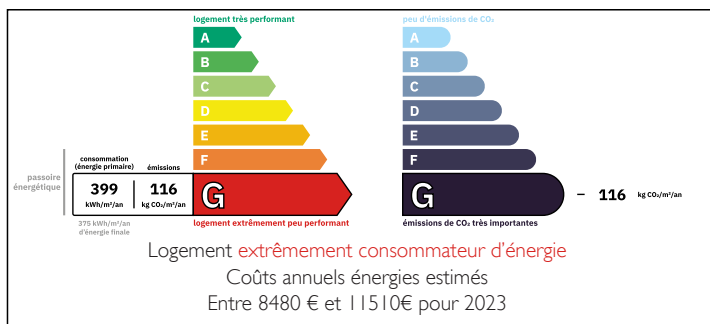
Town:	Sos
Department:	Lot-et-Garonne
Bed:	4
Bath:	3
Floor:	175 m2
Plot Size:	13419 m2

IN BRIEF

Surrounded by mature trees, this distinctive Basque-Landes style house offers peace and calm in a leafy rural setting. Approximately 174 m² of accommodation includes four bedrooms and three shower rooms, with a bedroom and shower room on the ground floor. Character features include arched windows, exposed ceiling beams, wooden floors and a covered terrace overlooking the garden. A swimming pool, garage, cellar and two wells complete the property. The 13,419 m² grounds have previously been used for keeping horses. Offering scope for updating and energy improvements, the house lies near Gueyze, on the borders of Lot-et-Garonne and the Landes, approximately 4 km from Sos.



ENERGY - DPE



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.



NOTES

DESCRIPTION

Set in peaceful wooded surroundings on the borders of Lot-et-Garonne and the Landes, with the Gers nearby, this character house offers privacy, calm and space to enjoy life outdoors. Its Basque-Landes styling, red shutters and covered terrace with broad arches give it a distinctive appearance.

The property offers approximately 174 m² of living space, with four bedrooms and three shower rooms, set within 13,419 m² of grounds. A swimming pool, attached garage, cellar and two wells complete the property.

THE HOUSE

The covered terrace (approximately 15 m²) provides a sheltered place for outdoor dining, with patterned floor tiles and views into the garden. The entrance opens into a hallway (approximately 13 m²) with geometric tiling and a wooden staircase.

The living and dining rooms are connected by a broad archway, creating distinct but linked spaces for relaxing and entertaining (approximately 36 m² in total). Exposed ceiling beams, wooden floors, a fireplace and large arched windows add to their character.

The separate kitchen (approximately 17 m²) has space for a breakfast table, access to the cellar, and doors to a covered porch leading to the garden and garage.

A ground-floor bedroom (approximately 15 m²) with a shower room (approximately 5 m²) offers flexibility for guests or those wishing to have sleeping accommodation on the main living level. There is also a separate WC with a hand basin.

Upstairs, three further bedrooms (approximately 17 m², 17 m² and 18 m²), two shower rooms (approximately 8 m² each) and WC facilities are arranged around...