LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48508NJD47 Price: 99 000 EUR

agency fees to be paid by the seller

Four-bedroom former bakery with separate stone garage, loft and walled garden.















INFORMATION

Town:	Sos
Department:	Lot-et-Garonne
Bed:	4
Bath:	1
Floor:	180 m2
Plot Size:	70 m2

IN BRIEF

In the centre of historic Sos, this substantial 180m² four-bedroom house, formed from two adjoining properties and formerly used as the village bakery, is sold with a separate stone garage of approximately 80m², a large first-floor loft and a private walled garden of around 70m², situated approximately one minute's walk from the house. Requiring complete renovation and modernisation, the combined property offers considerable scope for a family home, workspace or mixed residential and professional project.

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr







NOTES

DESCRIPTION

This combined sale comprises two separate properties in the centre of Sos, offered together as a single package: a substantial four-bedroom village house incorporating the former bakery, and a separate stone garage with a first-floor loft and enclosed garden, situated approximately one minute's walk from the house.

Together, the two cadastral parcels extend to 376m².

THE HOUSE

The principal property provides approximately 180m² of accommodation and was created by combining two adjoining village houses. Its generous proportions, several entrances and flexible internal arrangement offer numerous possibilities for reorganisation.

Former bakery – ground floor

The ground floor retains the former bakery premises, including the original shop, preparation and kitchen areas and the bread oven.

These spaces could potentially be retained for retail, studio, workshop or professional use, subject to the necessary permissions. Alternatively, they could be incorporated fully into the house to create additional living and dining rooms, a family kitchen, office, games room or ground-floor accommodation.

This level also includes an entrance, a shower room and a separate WC. Several street-facing entrances reflect the property's origins as two separate houses and may be useful when planning a new internal layout.

Upper accommodation

The upper accommodation includes a domestic kitchen and four bedrooms.