

**UNDER OFFER: Spacious 4-Bedroom Detached Family Home with outbuildings, expansive garden, and swimming pool.**

**EXCLUSIVE**



## INFORMATION

|             |                |
|-------------|----------------|
| Town:       | Sos            |
| Department: | Lot-et-Garonne |
| Bed:        | 4              |
| Bath:       | 2              |
| Floor:      | 300 m2         |
| Plot Size:  | 2530 m2        |

## IN BRIEF

This impressive Maison de Maître in the heart of Gascony offers a rare chance to own one of the village's most significant and versatile properties. Currently a family home and the local doctor's surgery, it's perfect for combining work and home life in one elegant setting.

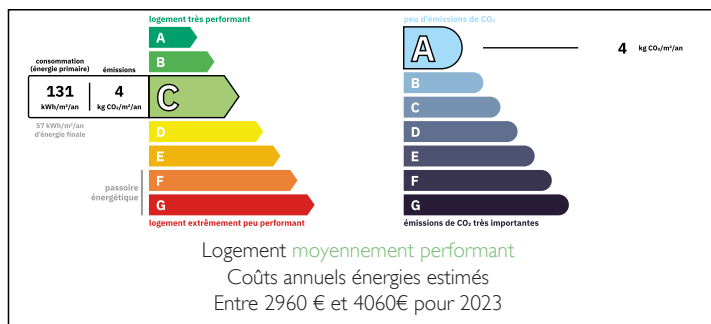
The ground floor serves as a professional medical practice, while the upper floors offer spacious living accommodation. The layout allows for continued live/work use or full conversion into a private residence.

Inside are four large bedrooms, a kitchen-dining room, a comfortable living room, and a renovated loft with potential for further development.

Outside, there's a substantial enclosed rear garden—ideal for families or entertaining. The front courtyard offers ample parking, a spacious hangar,



## ENERGY - DPE



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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.



## LOCAL TAXES

**Taxe foncière: 2737 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

Tucked away on a peaceful street just moments from the bustling village square and its full range of amenities, this spacious property offers a unique blend of residential comfort and commercial potential.

Secure gates open onto a generous courtyard, complete with outbuildings and access to mature gardens.

Ground Floor – Currently Configured as a Doctor's Surgery:

The ground floor is currently arranged as a medical practice. To the right of the entrance, you'll find a bright and spacious waiting room (26 m<sup>2</sup>) with front-facing windows, along with an adjoining WC (2 m<sup>2</sup>). On the left is a consulting room (19 m<sup>2</sup>), which leads through to a large rear atelier.

A central hallway (13 m<sup>2</sup>) connects to a light-filled atrium (15 m<sup>2</sup>), featuring the staircase to the first floor. Also on this level are a laundry/boiler room (19.5 m<sup>2</sup>), a store room (7 m<sup>2</sup>), a sizeable atelier (31 m<sup>2</sup>), a garage (24 m<sup>2</sup>), and a wine cellar/cave (16.5 m<sup>2</sup>). Multiple access points include external doors from the rear atelier, the atrium, and the cave at the front.

First Floor – Spacious Family Living:

Upstairs, the primary living quarters comprise four well-proportioned bedrooms, two bathrooms, a separate WC, a central kitchen, and generous living and dining spaces.

The kitchen (17 m<sup>2</sup>) sits at the heart of the home and opens directly onto a large raised terrace—ideal for outdoor dining and entertaining. Adjacent is an open-plan living and dining area with sliding glass doors to the terrace. The living room (14 m<sup>2</sup>) and dining area (10 m<sup>2</sup>) both feature dual-aspect windows, offering lovely views and abundant