

Charming stone built village house 320 m – Ideal for Family Home, Restaurant, or Boutique Hotel



INFORMATION

Town:	Sos
Department:	Lot-et-Garonne
Bed:	5
Bath:	1
Floor:	320 m2
Plot Size:	65 m2

IN BRIEF

A Versatile Village Property Full of Possibilities:

Situated in the heart of the historic hilltop village of Sos, this characterful 320 m² stone property offers both scale and flexibility across two spacious levels. Currently classified as a residential home, it holds significant potential for private living, commercial activity, or a hybrid use such as a boutique hotel, restaurant, gallery, or live/work studio — subject to the necessary permissions.

The ground floor has been partially renovated (approx. 145 m²), featuring new electrics, tiling, air conditioning, and fresh finishes. The upper level, comprising five generously sized bedrooms, a fitted kitchen, and bathroom, is ready for full renovation and customisation. A 65 m² terrace adds desirable outdoor space, ideal for entertaining or relaxing with village views.



ENERGY - DPE

Logement économe		Faible émission de GES	
≤ 50	A	≤ 5	A
51 à 110	B	6 à 15	B
111 à 210	C	16 à 30	C
211 à 350	D	31 à 60	D
351 à 540	E	61 à 100	E
541 à 750	F	101 à 145	F
> 750	G	> 145	G
Logement énergivore		Forte émission de GES	

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

Layout & Features:

Ground Floor – Renovated (Approx. 145 m²):

The centrepiece is a bright, open-plan reception room of approximately 100 m² — ideal for dining, events, or commercial use. Adjoining this space is an L-shaped kitchen and utility/back kitchen (44 m²), with ample room for expansion depending on your vision — whether a restaurant-grade kitchen, communal dining area, or large family kitchen. An additional multipurpose room provides flexibility for use as an office, studio, boutique, or workshop.

First Floor – To Renovate:

The upper level includes five bedrooms (four over 12 m², one over 18 m²), a separate bathroom (~8 m²), an 11 m² fitted kitchen, and a spacious 20 m² landing that could serve as a secondary lounge, office, or creative workspace.

Exterior:

A 65 m² private terrace offers the perfect spot for alfresco dining, gatherings, or simply enjoying the sunshine. The charming stone façade and period features give the property strong curb appeal and presence within the village.

The Village of Sos:

Sos is a picturesque village in Lot-et-Garonne, officially recognised as a Station Verte — a label for communities committed to environmental sustainability and rural tourism. Life here is tranquil yet connected, with essential shops and services just a short stroll away. You'll find a boulangerie, bistro, pharmacy, grocery store, and even a primary school within walking distance.

Nearby towns add to the area's appeal:

Mézin (8 km): Medieval village with weekly night markets

NOTES