



Beautiful stone cottage with 1 hectare land views of the French countryside,

47170, Sos, Lot-Et-Garonne, Nouvelle-Aquitaine

* Available * 2 Beds * 1 Bath

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€206,700

Ref: BVI20772

Property Description

Beautiful stone cottage with far reaching views of the French countryside.

Built from locally sourced stone this stunning property sits hidden in the middle of one hectare garden. The land mainly laid to lawn with mature shrubs, a small wild life pond, fruit trees and vines for making your own wine! Accessed through an archway of apple trees leading to the house.

The large living area (65m²) with exposed stone and feature fireplace has 6 doors leading to the large south facing covered terrace. Completing this floor: master bedroom with en suite bathroom, WC, access to the cellar, and a garage. In addition the fully equipped kitchen has a separate utility area which could be developed to increase the space. The upstairs floor reached by the stunning wooden staircase at present is open plan (20m²) however could easily be partitioned to create a further two bedrooms.

This house has many advantages as a family home, a holiday cottage, or could be divided to provide two separate suites. Situated in a popular area offering tranquillity and fantastic views but only a short drive from all amenities between two all-year-round towns. Travel links are close by and airports can be reached at Bordeaux, Bergerac and Toulouse.

Price including agency fees : 217.300 €

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Buyer commission included: 6 %



