LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL

BEAUTIFULLY RENOVATED PERIOD VILLAGE HOUSE WITH HEATED POOL & GUEST APARTMENT

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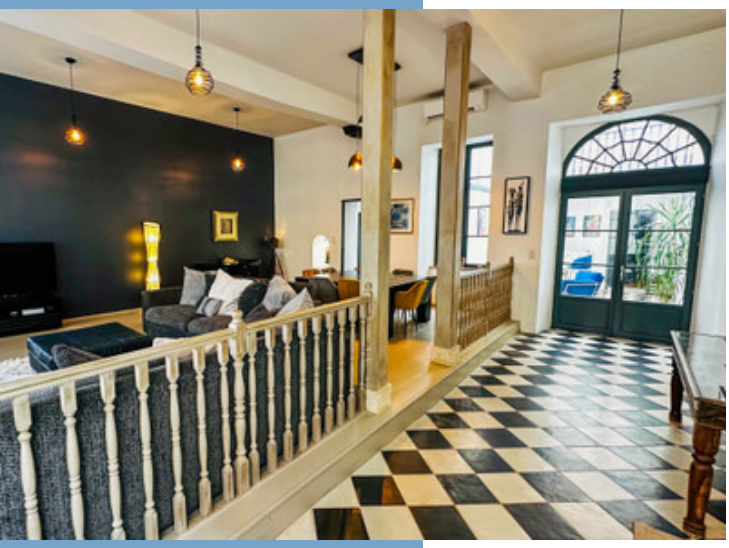

PROPERTY FACT FILE

REFERENCE	A46768NJD47
PRICE	€ 565,000 £ 0* *agency fees to be paid by the seller
BEDROOM	5
BATHROOM	4
ACCOMMODATION	409 m²
LAND	400 m²
TOWN	Sos
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, House, Family Home
CONDITION	
FEATURES	Swimming Pool, Mains drainage, Garage

*Price based on current exchange rate which is subject to change

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- Beautifully renovated period home
- Private courtyard & heated pool
- Spectacular glazed atrium
- Independent 78 m² guest apartment
- Garage, parking & DPE A rating

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Behind an elegant period façade in the historic village of Sos lies a beautifully renovated and remarkably private property offering approximately 409 m² of accommodation. The four-bedroom main house combines generous period proportions with striking contemporary interiors, centred around a spectacular glazed atrium. A

DESCRIPTION

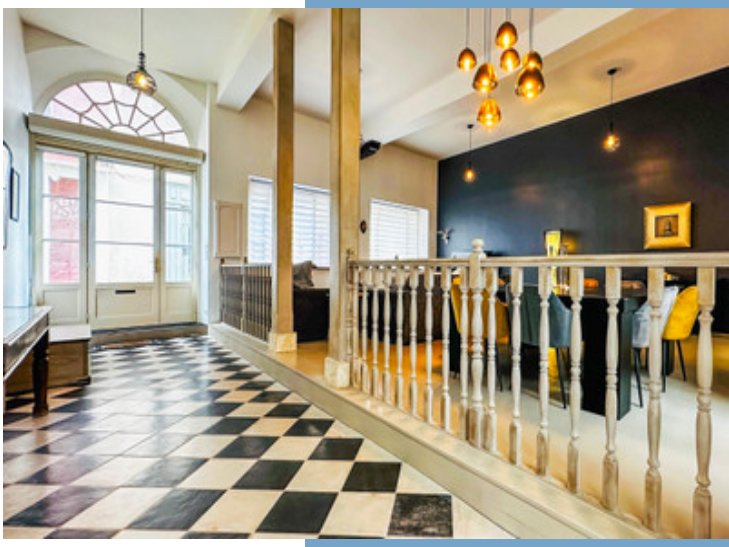
From the quiet village street, the property's elegant period façade and wrought-iron balcony give only the first indication of what lies beyond.

Inside, the house reveals a more dramatic and contemporary character. At its heart is a spectacular 24 m² glazed atrium, a soaring, light-filled space extending through the building and overlooked by an elegant first-floor gallery. The graphic black-and-white tiled floor, dark architectural joinery and grand chandelier create a striking contrast with the predominantly white interior, while carefully retained period details preserve the character and history of the building.

The principal residence offers approximately 330 m² of accommodation, with generous, beautifully proportioned living spaces designed for both everyday life and entertaining.

On the ground floor, an impressive 60 m² entrance and reception space immediately conveys the scale of the house. The central atrium provides a striking second reception area, ideally suited to entertaining, while a 13 m² sitting room with handsome fireplace offers a more intimate place to relax.

An attractively tiled stairwell connects the atrium to the sitting room and kitchen at the rear of the house. The contemporary 27 m² kitchen and dining area opens directly onto the terrace and courtyard, creating an easy connection between the interior and outdoor living spaces. Modern finishes sit comfortably alongside the proportions and character of the original house.



A generous 16 m² ...

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A46768NJD47

COMPLETE FILE AND PHOTO ON REQUEST

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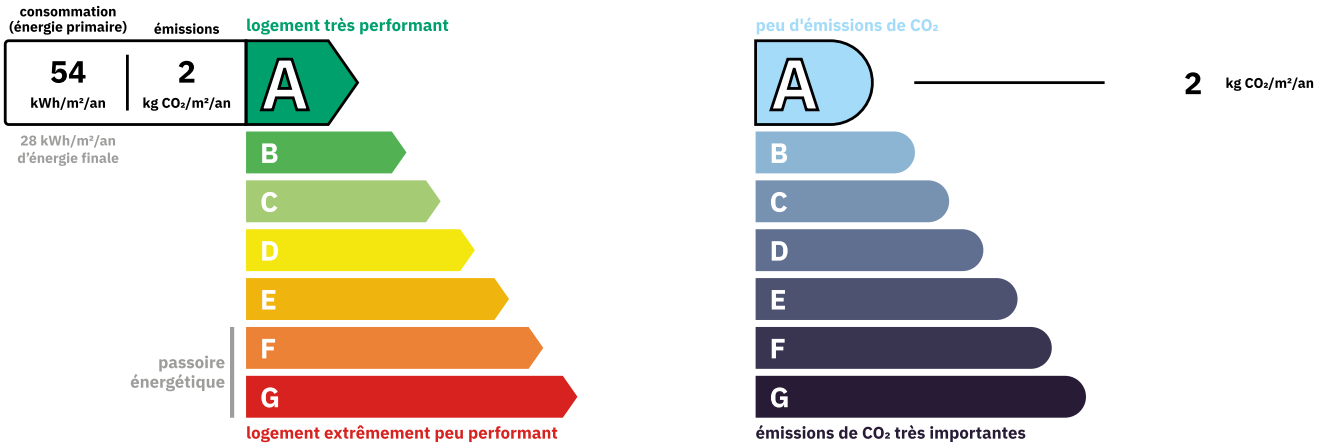
Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Very efficient
Estimated annual energy costs
between 1660 € and 2310€ for 2023

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchangerates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

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3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

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