

ELEGANT HISTORIC MAISON DE MAÎTRE

www.leggettprestige.com LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE,
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ELEGANT HISTORIC
MAISON DE MAÎTRE...









PROPERTY FACT FILE

REFERENCE	96688NJD47
PRICE	€ 375,000 £ 0* *agency fees to be paid by the seller
BEDROOM	4
BATHROOM	2
ACCOMMODATION	287 m²
LAND	150 m²
TOWN	Sos
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, House, Family Home
CONDITION	Good condition
FEATURES	Mains drainage, Garage, Private parking

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

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- Former home of Emmanuel Delbousquet
- Beautifully restored Maison de Maître
- 137m² convertible attic
- 100m² stone outbuilding
- Heart of historic Gascon village

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Occupying a privileged position in the heart of the historic village of Sos, this elegant nineteenth-century Maison de Maître combines timeless architectural grandeur with exceptional literary provenance. Beautifully restored throughout, the house was once home to the celebrated Gascon poet Emmanuel Delbousquet, commemorated by



DESCRIPTION

A Home with History

Some houses preserve history; a select few become part of it.

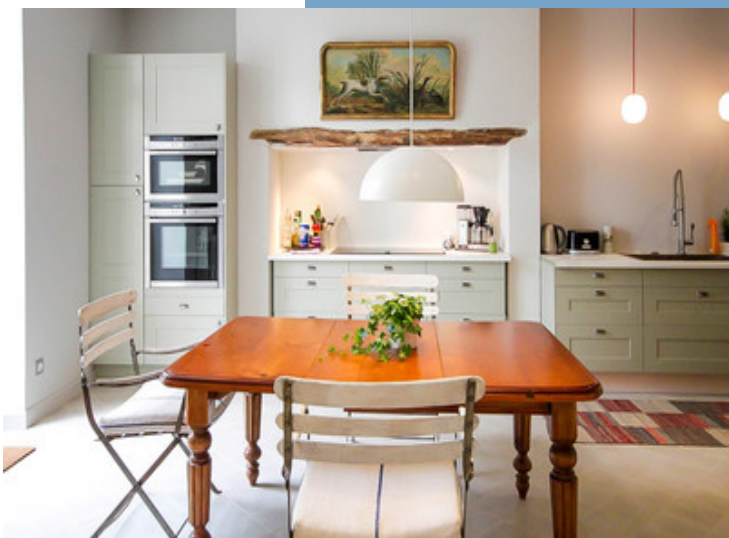
Behind the elegant façade of this beautifully restored nineteenth-century Maison de Maître lies a home of exceptional character and provenance. A commemorative plaque records that it was once the residence of the acclaimed Gascon poet and novelist Emmanuel Delbousquet (1874–1909). Installed in 1924 by his friends, the town of Sos and the Escolo Gascouno, the plaque remains a lasting tribute to one of the region's most celebrated literary figures, giving the property a unique and documented place in the cultural history of Gascony.



The elegant rendered façade, with its perfectly balanced proportions, classical cornice, tall shuttered windows and delicate wrought-iron balcony, immediately establishes this as one of the village's most distinguished private residences. Beyond the front door, the sense of scale and refinement continues.

A magnificent entrance hall, laid with striking black-and-white chequerboard flooring, forms the heart of the house. Rising gracefully through its centre is a superb sweeping staircase, one of the property's defining architectural features and an unforgettable introduction to the elegance that characterises the interior. High ceilings, original fireplaces, period joinery and beautifully proportioned rooms reflect the quality and craftsmanship expected of a distinguished Maison de Maître.

The ground floor has been thoughtfully arranged for both family life a...



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/96688NJD47

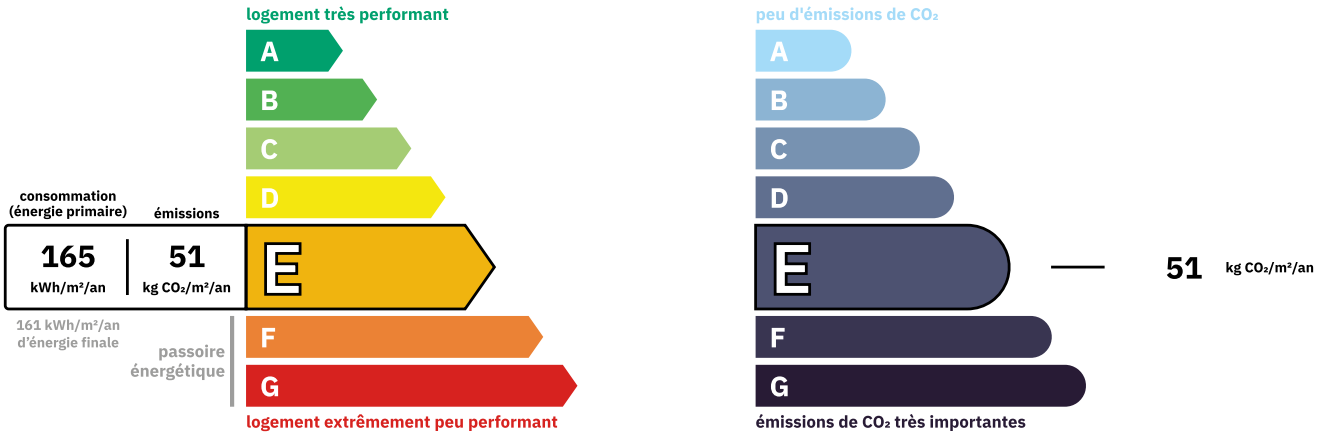
COMPLETE FILE AND PHOTO ON REQUEST

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

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ENERGIE-DPE



Property Energy consuming
Estimated annual energy costs
between 5740 € and 7820€ 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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