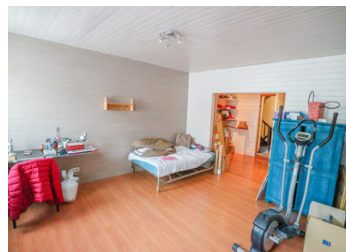


Superb 4 storey house in the middle of this lively town



INFORMATION

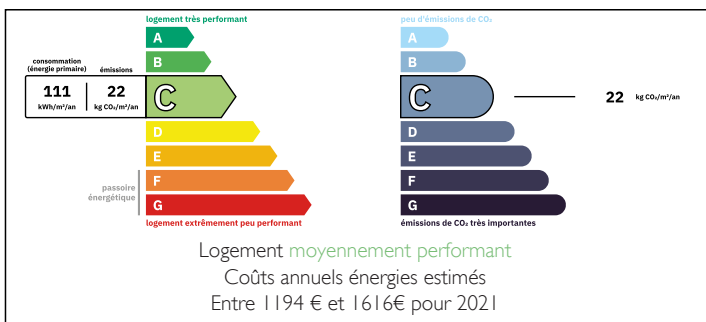
Town:	Le Dorat
Department:	Haute-Vienne
Bed:	4
Bath:	3
Floor:	143 m2
Plot Size:	112 m2



IN BRIEF

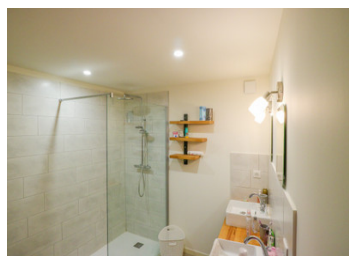
This renovated property is ideal for a family or a holiday home being situated in the heart of the town. It provides 4 good sized bedrooms, 3 bathrooms of which 2 are en-suite, large living room and kitchen with decking area.

ENERGY - DPE



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

This property consists of:

GROUND FLOOR

Bedroom 1 and dressing area 2.70m x 3.47m

Bathroom with shower and 2 basins 2.46m x 2.49m

Utility room and toilet 3.82m x 3.50m

Cellar and small outside space

FIRST FLOOR

Kitchen with outside decking area 3.50m x 3.70m

Living room with woodburner 7m x 4m

SECOND FLOOR

Bedroom 2 3.10m x 3.80m

Bedroom 3 6.90m x 4m

Bathroom with shower and toilet 1.36m x 3.50m

THIRD FLOOR

Bedroom 4 3.60m x 5.36m

Bathroom with bath and basin

LOCAL TAXES

Taxe foncière: 578 EUR

Taxe habitation: EUR

NOTES

This lively town has bars, restaurants, supermarket, choice of shops, weekly market and a train station. The town is famous for the medieval collegial church which stands in the middle of the town. The area is ideal for walking and cycling to enjoy the countryside in close proximity.

Limoges is easily accessible at just 56km away offering the airport and shopping.

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