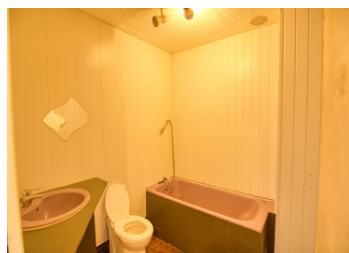
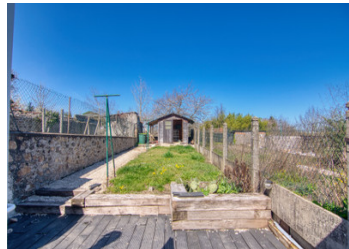


## Townhouse with attached garden



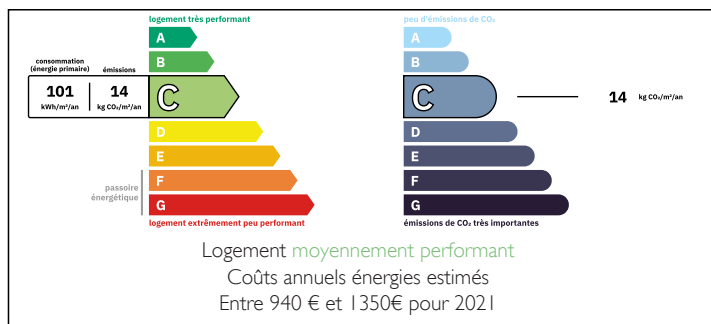
## INFORMATION

Town:	Le Dorat
Department:	Haute-Vienne
Bed:	4
Bath:	1
Floor:	134 m2
Plot Size:	160 m2

## IN BRIEF

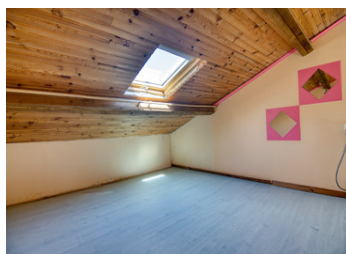
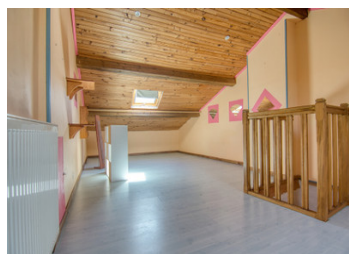
Light filled townhouse in great condition with attached garden set in historic Le Dorat and within walking distance to all amenities. This is a lovely, comfortable family townhouse with garaging, double glazing, central heating by heat-pump and insulation. Located in the hub of the old town, walking distance to several cafes, restaurants the supermarket, schools and the train station. This is going to be a great holiday house or family home for the future.

## 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.



## LOCAL TAXES

Taxe foncière: 650 EUR

Taxe habitation: EUR

## NOTES

## DESCRIPTION

If you are looking for the perfect location where you are in the hub of a small vibrant town, this is the one for you.

The ground floor of the house has plenty of storage with a garage that has internal access to the house, workshop area and a utility which houses the heat pump central heating system.

The first floor has been extended into the garden and now houses a kitchen/dining area and lounge which then flows out into the sun baked garden. Great for that all important indoor/outdoor flow for entertaining friends and family.

The property contains four bedrooms in total and a family bathroom with separate WC. Two of the large bedrooms already contain shower facilities so they could easily be made into en-suites with the addition of a privacy wall.

The house is connected to mains drains and the windows are have been replaced with double glazing. All the expensive works look to have been completed here.

Le Dorat is a vibrant village with a choice of restaurants and café's, boutique shops, weekly village market, supermarket and schools. In the summer months the evening Farmers Market is a great community event where locals and tourists gather to share a meal and listen to the live music.

It's a great place to be if you are looking for that small town community that has a real pulse!

Le Dorat has its own train station with trains to Poitiers and further to Bordeaux or Paris, or you are just...