

## Great 4 bedroomed property in town location



## INFORMATION

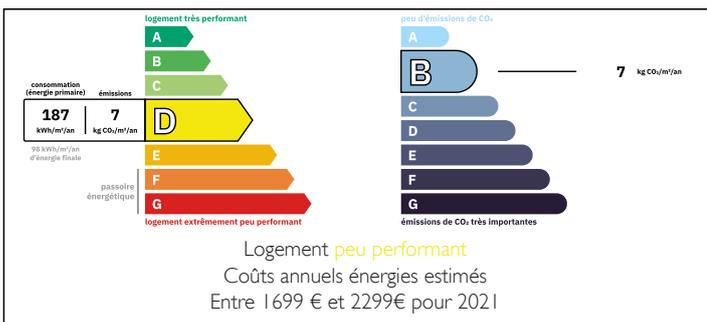
Town:	Le Dorat
Department:	Haute-Vienne
Bed:	4
Bath:	1
Floor:	122 m2
Plot Size:	235 m2



## IN BRIEF

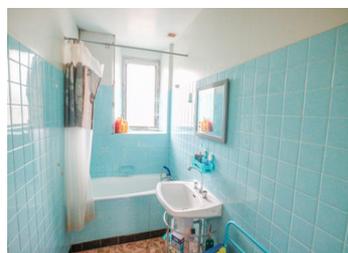
Located close to all amenities this property is spacious with three floors comprising kitchen, lounge and on the other two floors space for four bedrooms as there is some work required to achieve this. There is a bathroom on one floor plus a separate toilet and basin on the other floor. A small courtyard garden compliments the property. Unattached to the property is a large garage (48m<sup>2</sup> approx) with a small garden at the back.

## 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:

Kitchen newly equipped 3.85m x 3.78m

Lounge 3.96m x 3.80m

Toilet

### FIRST FLOOR

Bedroom 1 4.27m x 3.97m

Bedroom 2 3.81m x 5.30m

Toilet and basin

### SECOND FLOOR

Bedroom 3 3.96m x 4.24m

Bedroom 4 3.98m x 4m

Bathroom with bath 2.72m x 1.34m

Detached garage 8.28m x 7.57

## LOCAL TAXES

**Taxe foncière: 515 EUR**

**Taxe habitation: EUR**

The town of Le Dorat has a supermarket, choice of shops, bars, restaurants, pharmacy, cinema and train station.

Limoges airport is just over 50km away with flights to the UK and other European destinations.

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

## NOTES