

Fantastic family home walking distance to Historic Le Dorat



## INFORMATION

Town:	Le Dorat
Department:	Haute-Vienne
Bed:	3
Bath:	2
Floor:	84 m2
Plot Size:	553 m2

## IN BRIEF

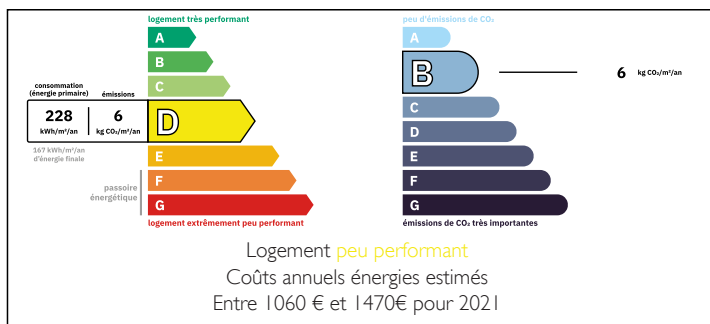
Step back in time and into luxury with this fully renovated family home on the outskirts of historic Le Dorat.

This enchanting property boasts 3 bedrooms and 2 bathrooms, perfect for a family looking for comfort and style. The entertainer's kitchen and dining area are sure to impress guests, while the outdoor patio with BBQ is ideal for enjoying warm summer evenings.

Nestled in a quiet location, the attached garden provides ample space for relaxation or play. With mains sewage and just a short walk to town, this house offers both modern conveniences and old-world charm.

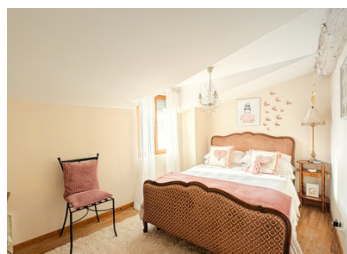


## ENERGY - DPE



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 habitation: EUR

## NOTES

## DESCRIPTION

Escape to this charming renovated haven nestled in a tranquil location. This meticulously restored home, lovingly updated with care and passion, offers a seamless blend of modern comfort and rustic charm.

Step inside to an open-plan kitchen/dining area, complete with a centerpiece fireplace, perfect for both intimate family dinners and lively gatherings. The cozy lounge, bathed in warm colors, effortlessly connects with the kitchen, encouraging interaction while preparing meals.

A ground floor bedroom with ensuite provides convenient guest accommodation, opening directly onto the private garden.

Upstairs, polished original wood floors and exposed beams create a warm and inviting atmosphere. The master bedroom boasts a vaulted ceiling and delightful garden views, while a third bedroom and family bathroom complete the upstairs accommodation.

Outside, a delightful garden offers elevated views of the surrounding hamlet and countryside, complete with a patio for summer barbecues and an old piggery transforms into a charming outdoor cooking area. Space for a vegetable patch or chickens adds to the idyllic setting.

Just a short 20-minute walk (1.3km) from the historic town of Le Dorat, with its supermarket, cafes, school, and train station, this property offers the perfect combination of peaceful country living and convenient access to local amenities.

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