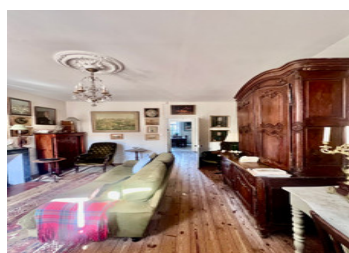
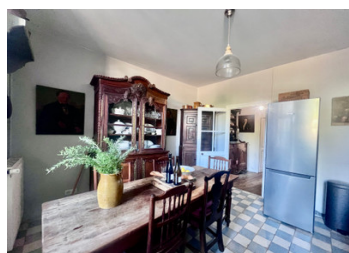
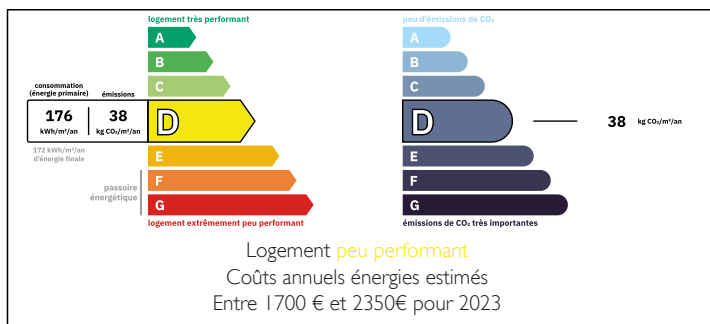


Fully Restored Townhouse in the Heart of Le Dorat Ready to Move In – Ideal Main or Second Home

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Le Dorat
Department:	Haute-Vienne
Bed:	2
Bath:	2
Floor:	115 m2
Plot Size:	410 m2

IN BRIEF

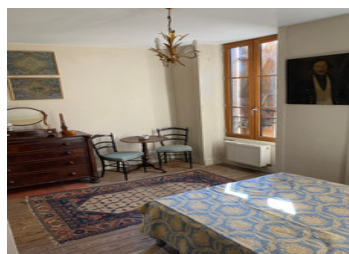
Beautifully restored with great respect for its heritage, this period townhouse has been carefully renovated to preserve its original character while integrating discreet modern comforts.

Arranged over three floors, the property features an original skylight above the staircase, filling the central circulation space with natural light and ensuring a bright, airy atmosphere throughout. The building remains naturally dry in all seasons, reflecting both its solid construction and careful restoration.

This is a true lock-up-and-go property, located just a stone's throw from a main supermarket. The private courtyard is a particularly comfortable and secluded living space, ideal for long, lazy afternoons in both sun and shade. The property also benefits from a separate garden, reached by a short walk, featuring its own water source (an original hand pump), a small woodland area and several fruit trees, providing a peaceful setting for...

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: **490 EUR**

NOTES

DESCRIPTION

Discover this charming stone townhouse, fully restored, located in the heart of the medieval town of Le Dorat, labelled Petite Cité de Caractère.

This beautiful three-storey property combines authentic old-world charm with modern comfort. Bright and immediately habitable, it will appeal to lovers of character homes.

Key Features:

- Brand new electricity and plumbing
- New town gas central heating
- Double-glazed windows and doors with external shutters
- Fully insulated convertible loft/attic
- Fibre optic internet connection
- Private stone-walled courtyard with flower beds
- Enclosed garden of 383 m² with well, orchard and outbuildings (3 minutes' walk)
- Parking in front of the house

Property Description:

Ground Floor:

- Elegant living room (4.78 × 3.91 m): original mosaic tiles, plaster ceiling rose, marble fireplace, radiator under window. Entrance via beautiful door with wrought-iron grille. Technical cupboard with Linky and water meters.
- Entrance hall (2.00 × 3.89 m): mosaic tiles and original wooden staircase.
- Modern bathroom (2.57 × 3.54 m): shower, basin, WC, washing machine, tiled floor, radiator, double-glazed window. Closed boiler room.

First Floor:

- Landing (3.7 m²) leading to:
- Large versatile room (4.83 × 3.68 m) – can be used as bedroom, second living room or dining room: marble fireplace, parquet, ceiling rose, two radiators, double-glazed windows with shutters and wrought-iron railings.
- Spacious kitchen (3.64 × 3.68 m): tiled floor, sink, fitted units, double radiator, external shutters.