

A lovely 2 bedroom hamlet house with garage and non attached garden



## INFORMATION

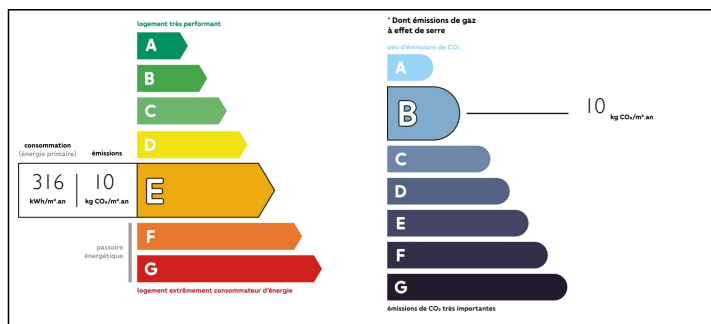
Town:	Le Dorat
Department:	Haute-Vienne
Bed:	2
Bath:	1
Floor:	91 m2
Plot Size:	625 m2

## IN BRIEF

Set on a small village green, this house is ready to move into and comprises: a kitchen/dining room with a utility off, with WC, a living room with wood burner, leading to the master bedroom with ensuite shower room. Stairs from the kitchen lead up to the landing with doors to a large washroom with handbasin and WC, a second bedroom, and 2 large attic rooms that can be converted into further bedrooms if required. Attached to the side of the house is a garage. Across the lane is a garden with a small stone built stable at the entrance.



## 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

Enter the house into

Kitchen / Dining room 6.8m x 3.7m

Doors to Salon 3.9m x 4.5m - wood burner

Door to bedroom 1 3.5m x 3.3m

Door to shower room with toilet 3.1m x 1.4m

From the kitchen there is a corridor with utility 3.6m x 1.5m and the other end a toilet

Stairs to first floor from Kitchen

Bedroom 2 2.5m x 4.5m

Room with toilet and sink 3.1m x 1.4m - plenty of room to install a shower

2 further rooms that could be converted into bedrooms 4.7m x 5m and 4.7m x 5.4m

Garage attached - 6.3m long and its shortest width 2.4m extending to 5.5m wide

Double glazed windows

Heating - wood burner and electric radiators

Mains Drains

Across the hamlet lane you have two outbuildings for garden storage leading to a large attractive garden - mainly laid to lawn with trees

Le Dorat is about 3 kms away, with all its shops and amenities.

The airports at Limoges and Poitiers are approx one hour away

The attractions at Futuroscope & Volcania - approx 1 hour away also

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

## LOCAL TAXES

**Taxe foncière: 319 EUR**

**Taxe habitation: 374 EUR**

## NOTES