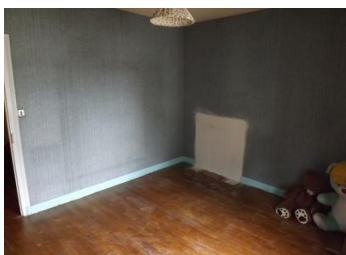


Three or four bedroom town house in sought after historic market town. Perfect lock-up-and-leave holiday home that only needs redecorating. No garden to maintain, but big attached...



## INFORMATION

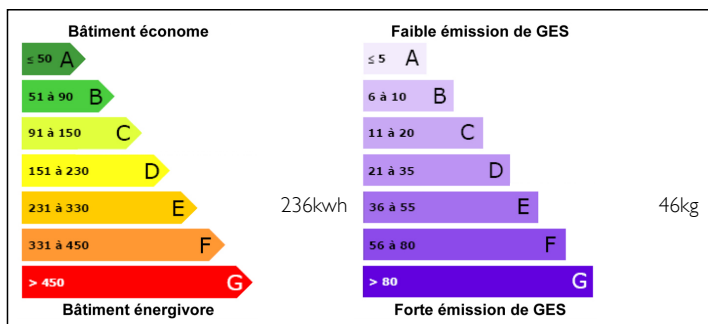
Town:	LE DORAT
Department:	Haute Vienne
Bed:	4
Bath:	1
Floor:	71 m2
Plot Size:	0 m2



## IN BRIEF

A short walk from all amenities in a lovely, quiet historic town, this is a great chance to buy a home that only needs redecorating to your taste.

## 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

A house that offers kitchen, living room, scullery, 4 bedrooms and room to expand on the top floor. Double glazed throughout, and with town gas central heating, air con, new bathroom. No garden to worry about, but an attached garage and workshop. Green space, for dog walking etc, within 100 metres of the front door. All the town's amenities, including supermarket, butchers, bakers, restaurants and bars, doctors and vet are within a short walk.

Le Dorat is on the Poitiers-Limoges rail line, under 50 km from Limoges international airport, and 2.5 hours from Paris by train.

## LOCAL TAXES

**Taxe foncière: 458 EUR**

**Taxe habitation: 451 EUR**

## NOTES