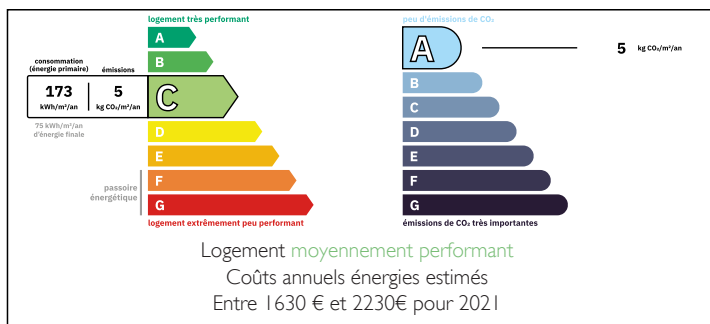


Stunning townhouse on the verge of a green long valley



ENERGY - DPE



INFORMATION

Town:	Le Dorat
Department:	Haute-Vienne
Bed:	4
Bath:	2
Floor:	155 m²
Plot Size:	1320 m²

IN BRIEF

Dating back to 1753, this meticulously renovated house combines historical allure with modern comforts. Located near the medieval center, it invites exploration of important monuments. The spacious courtyard offers a serene spot for relaxation. Inside, find a generous living room, open-plan kitchen and dining room, laundry room and storerooms on the ground floor. Upstairs, a private double room with en-suite lavatory and three bedrooms await. The attic presents potential for conversion, adorned with original roof trusses. Energy efficiency is prioritized with geothermal heating and double-glazed windows. All the renovation work is recent and still under warranty. Outside, a garden facade features a historical Madonna statue. Amenities include a tool shed and a charming pigeon house. Beyond the house generous garden the sight follows an impressive green landscape. Positioned conveniently on the village outskirts, it offers easy access...

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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

This charming house, dating back to 1753 and meticulously renovated, exudes historical allure while offering modern comforts. Nestled not far from the medieval center of town, its location invites exploration of quaint cobblestone streets and centuries-old architecture.

Outside, the spacious courtyard offers a serene spot to unwind in the afternoon. Bask in the warmth of the sun as you sip on a cup of tea or immerse yourself in a good book. The ambiance is perfect for quiet reflection or engaging conversations with loved ones.

As for the interior, the ground floor features a generous dining room, an inviting open-plan kitchen, a convenient laundry room, a capacious storeroom, and a well-appointed boiler room. Ascend to the first floor, where one side of the house offers a welcoming private spacious double room with an en-suite lavatory, while the other side comprises a spacious landing serving three bedrooms with a large bathroom. Additionally, the attic presents a blank canvas for potential conversion, adorned with traditional original roof trusses that infuse the space with a touch of enchantment.

This home prioritizes energy efficiency, utilizing geothermal energy for underfloor heating on the ground floor and radiant radiators upstairs. With double-glazed windows, insulated walls, and a recently redone roof, comfort and sustainability are assured. Renovation work is still under warranty.

Outside, the garden facade showcases a distinctive feature—a historical statue of a Madonna placed on a stone plinth within the wall, serving as a poignant reminder of the region's rich historical significance.....