

## Idyllic Cottage near Le Dorat – Peaceful Retreat

EXCLUSIVE



## INFORMATION

Town:	Le Dorat
Department:	Haute-Vienne
Bed:	2
Bath:	2
Floor:	84 m <sup>2</sup>
Plot Size:	2156 m <sup>2</sup>

## IN BRIEF

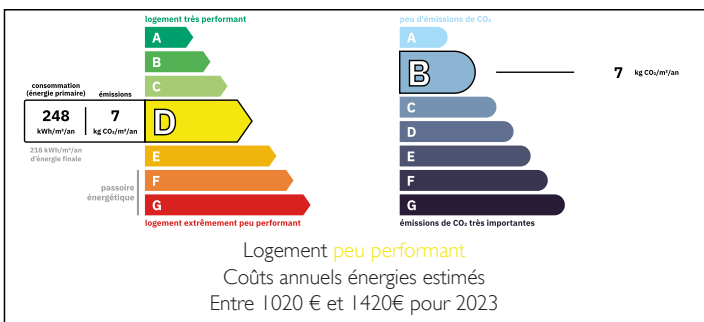
This idyllic, beautifully preserved detached 2-bed former railway cottage (84 m<sup>2</sup>) sits beside the scenic Voie Verte on the outskirts of Le Dorat, perfect for walkers and cyclists seeking peace and nature.

Blending rustic charm with modern comfort, the ground floor offers a bright fitted kitchen, cosy living room, and utility entrance with shower and WC. Upstairs are two characterful bedrooms—one with toilet and fitted wardrobes, the other with a bath and sink.

The home is fully double glazed and well insulated, offering comfort all year round. A pretty private garden and an additional nearby plot with mature trees, a vegetable garden, and a garage complete this peaceful countryside retreat.

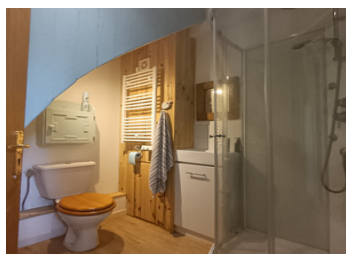
Ideal as a permanent residence or holiday escape.

## 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

Ground Floor (Rez-de-chaussée):

Kitchen – ca. 15 m<sup>2</sup>

Living room – ca. 13 m<sup>2</sup>

Utility corner + shower/bathroom – ca. 3 m<sup>2</sup>

Entrance & circulation (ground floor) – ca. 15 m<sup>2</sup>

And the first floor:

Master bedroom (with toilet & fitted wardrobes) – ca. 14 m<sup>2</sup>

Bedroom 2 (with bath & sink) – ca. 13 m<sup>2</sup>

Shower room (in Bedroom 1) - 2 m<sup>2</sup>

Bath/sink space (in Bedroom 2) - 3 m<sup>2</sup>

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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: **584 EUR**

Taxe habitation: **EUR**

## NOTES