



Spacious Family Home with Modern Amenities and Office Space,

87210, Le Dorat, Haute-Vienne, Nouvelle-Aquitaine

* Available * 6 Beds * 2 Baths

Spacious Family Home with Modern Amenities and Office Space

€294,250

Ref: BVI72102

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French Entrée

Property Description

In a pretty village, this dwelling house offers the perfect blend of comfort, convenience, and versatile living spaces. Ideal for a growing family or those who seek the benefits of a home-based office, this property boasts modern amenities and thoughtful design throughout.

The living space comprises on the ground floor the entrance with built-in cabinets for plenty of storage, a dining room and fitted kitchen, separate lounge, a toilet, a utility room and access to the cellar and to the office building. On the first floor are 3 bedrooms, a shower room and a separate toilet. The main bedroom also has a substantial dressing area with a bath.

The second floor includes 3 additional bedrooms with also a shower room and a separate toilet. There is a 4th room that could be turned into another bedroom.

The adjacent 45m² office space is a unique asset, comprising a reception area, two offices, a kitchenette. Ideal for a home-based business or as a private workspace.

Underneath this space is a large room that could be used as a garage or leisure area.

The technical features of this house are a considerable advantage: the house was equipped with several home automation elements:

- a gas condensing boiler that can be controlled by smartphone. It has two control panels, one for the office area and one for the house.
- insulated roller shutters that can also be controlled by smartphone.
- PVC + imitation wood joinery with double glazing enhances energy efficiency.
- A 9-meter deep well provides water for the WC, washing machine, and dishwasher. The property also features a drinking water filter system.

The property also offers a double garage with an electric gate and a lovely mature garden at the back of the house. Le Dorat is a charming village offering many facilities including: a supermarket, two bakeries, a Post Office, pharmacy, launderette, bars, restaurants, gift and clothes shops as well as two antique shops and a cinema. Le Dorat also benefits from a local school and English speaking doctors. Just 15 minutes away is Bellac with more supermarkets and DIY stores and Limoges airport is 45 minutes away.

This spacious family home seamlessly combines modern living with versatile office space, making it an exceptional find.

Gallery

