



## Hamlet House For Sale on the Edge of Le Dorat - 87



### Informazioni sull'Agente

Nome:	Catherine Bower
Nome della ditta:	Property Sales in France
Nazione:	France
Experience since:	
Tipo di servizio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefono:	+33 (609) 606-082
Languages:	French
Sito web:	

### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 98,960.82

### Posizione

Nazione:	France
Stato / Regione / Provincia:	Nouvelle-Aquitaine
Città:	Le Dorat
Cap:	87210
Publicato:	11/03/2026

Descrizione:

Hamlet House For Sale on the Edge of Le Dorat - 87

A homely, renovated hamlet house for sale with attached fenced garden on the edge of Le Dorat in Department 87.

The house has mains water, electricity and drainage. The windows are double glazed, gas is bottled, and you have 3 bedrooms one of which is downstairs.

It has a total of 4520m<sup>2</sup> of land (600m<sup>2</sup> is attached to the house) a field of 3750m<sup>2</sup> and 2 vegetable plots, all very close to the house.

I believe the original house would in its day have been within the grounds and part of the complex of the monastery of Voulon (the old monastery building is now a well know B & B in the area), the hamlet is steeped with history.

Le Dorat is the traditional capital of the Basse Marche and within the ramparts of this ancient town are



---

some fine examples of Romanesque architecture, including the Collegiale Saint-Pierre-de-Dorat. The surrounding area has all year round attractions including horse racing (French style) sound and light shows; craft days; All year round markets as well as concerts, tennis, cinema, fishing, sailing and windsurfing in nearby locations. The house lies on the outskirts of the town with open countryside views towards it.

Getting to the area is easy with flights from many UK airports into Limoges (45km) and trains in Le Dorat itself; having links to services to Poitiers train station where you have TGV connections to Paris, Bordeaux, London & Brussels.

The current owners have updated the property since buying, it has been used as a holiday home, but recently their situation has changed, so they are now reluctantly selling this very pretty cottage home.

## Ground floor

Kitchen - 2.2 x 4.6m with tiled floor, exposed beams, fitted units, access to the front of the house, corridor to the shower room etc and open access to the:

Dining/Living Area - 5.4 x 4m with tiled floor, exposed beams, window to front of property, storage cupboard, wood burning fire and door to terrace and gardens.

Hallway - 3.6 x .9m with stairs to the first floor and doors to:

Shower Room - 2.4 x 2m with tiled walls/floor, vanity unit with handbasin, shower cubicle and high-level window to side of property.

Downstairs Bedroom - 3.6 x 3.4 with window to side terrace of property

Utility Room - 1.7 x 1.6m with washing machine and doors to:

W.C. - 1.6 x 1m

Garage/workshop - 3.2 x 6.7 and 2.9 x 3.2m with garage doors to side of property.

## First Floor

Landing - 4.8 x .9m with wood floor, storage cupboard and doors to all rooms.

Bedroom 1 - 5.8 x 3.2m with exposed beams and window to front of property overlooking gardens.

Bedroom 2 - 3.9 x 2.8m with exposed beams and window to front of property overlooking gardens.

Attic - Approximately 50m<sup>2</sup>

## Outside



Private Parking to the front of the house.

Attached gardens to two sides of the house with

Area laid to lawn

Flagged terrace with retractable awning.

Private Decked Area for a hot tub/sunbathing.

Workshop/Storeroom - 6 x 3.5m

Vegetable Plots

Field - 3750m<sup>2</sup>

Maison de hameau a vendre a la peripherie du Dorat - 87

Une maison de hameau renovee et accueillante a vendre avec jardin cloture attendant, a la peripherie du Dorat, dans le departement 87.

La maison est raccordee au reseau electrique, a l'eau courante et au tout a l'egout. Les fenetres sont a double vitrage, le gaz est en bouteille et vous disposez de 3 chambres, dont une au rez-de-chaussee.

Elle dispose d'un terrain total de 4520 m<sup>2</sup> (dont 600 m<sup>2</sup> attenants a la maison), d'un champ de 3750 m<sup>2</sup> et de 2 potagers, tous situes a proximite immediate de la maison.

Hamlet House te koop aan de rand van Le Dorat - 87

Een gezellig, gerenoveerd hamlet huis te koop met aangrenzende omheinde tuin aan de rand van Le Dorat in departement 87.

Het huis is aangesloten op elektriciteit, water en riolering. De ramen zijn voorzien van dubbel glas, er is gas uit flessen en er zijn 3 slaapkamers, waarvan een beneden.

Het heeft in totaal 4520 m<sup>2</sup> grond (waarvan 600 m<sup>2</sup> bij het huis hoort), een veld van 3750 m<sup>2</sup> en 2 moestuinen, allemaal vlakbij het huis.

Hamlet-Haus am Rande von Le Dorat zu verkaufen - 87

Ein gemutliches, renoviertes Hamlet-Haus mit angrenzendem, umzauntem Garten am Rande von Le Dorat im Departement 87 zu verkaufen.

Das Haus verfugt uber Strom-, Wasser- und Abwasseranschluss. Die Fenster sind doppelt verglast, Gas



---

wird aus Flaschen bezogen, und es gibt 3 Schlafzimmer, von denen sich eines im Erdgeschoss befindet.

Es verfügt über insgesamt 4520 m<sup>2</sup> Land (600 m<sup>2</sup> gehören zum Haus), ein Feld von 3750 m<sup>2</sup> und 2 Gemüsegärten, die alle ganz in der Nähe des Hauses liegen.

## Comune

Camere da letto:	3
Bagni:	1
Dimensione del lotto:	4520 mq

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX8.258.932

