

## Industrial or Commercial Land for Sale in Ménesplet near Montpon-Ménésterol – 10,423 m Building Plot

EXCLUSIVE



## INFORMATION

Town:	Ménesplet
Department:	Dordogne
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	10423 m2

## IN BRIEF

Discover a prime 10,423 m<sup>2</sup> building plot in Ménesplet, ideally suited for industrial, commercial, or public infrastructure development. The land can accommodate technical works and projects exempt from planning permission, making it perfect for businesses looking to establish or expand operations.

This property is strategically located just 500 meters from Montpon-Ménésterol's commercial centre, offering excellent local amenities, including: fuel stations and automotive services, DIY store (Bricomarché) and supermarkets (Intermarché, Lidl, Bio-coop), schools, doctors, dentists, and auto garages, entertainment options like cinema, bars, restaurants, and McDonald's and a vibrant weekly market

This industrial/commercial land for sale in Nouvelle-Aquitaine offers a rare opportunity for businesses seeking a well-connected, high-visibility



## ENERGY - DPE

DPE not required.

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

Transport links are exceptional: the land is close to the autoroute and Montpon-Ménésterol train station, providing easy access to the larger cities of Bordeaux, Périgueux, and Bergerac within 50 minutes by car. Regional destinations such as Périgueux, Libourne, and Bordeaux are also easily reachable by train.

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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 habitation: EUR

## NOTES