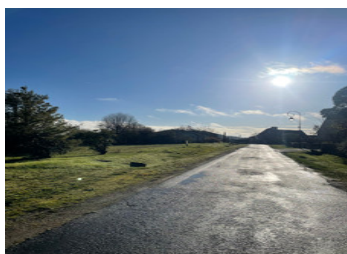


1,058 m (Approx. 11,388 sq ft) building plot in Monmadalès



## INFORMATION

Town:	Monmadalès
Department:	Dordogne
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	1058 m2



## IN BRIEF

Build your dream home in the Dordogne countryside:

Beautiful plot located in the heart of Monmadalès, set in a peaceful and green environment.

This 1,058 m<sup>2</sup> (Approx. 11,388 sq ft) buildable land offers stunning open views over the plain, making it ideal for a bright, sunny home and enjoying sunsets thanks to its south-west facing orientation.

The wooded area at the far end of the plot is easily accessible and features a pleasant sloping topography.

A very quiet setting, perfect for those seeking tranquility close to Issigeac.

The village is equipped with high-speed fiber optic internet.

\*More photos, a presentation video, and full details about the land are available upon request\*

## 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

Located in the heart of the Portes Sud Périgord community, this plot offers a peaceful setting, perfect for building the home of your dreams.

The land provides ample space for a house, garden, swimming pool, vegetable garden, or a relaxing area (terrace, pergola, etc.), while remaining easy to maintain. It is situated along a very quiet road, right in the heart of the village.

This plot combines beautiful scenery, ideal orientation, tranquility, and convenient proximity to local services:

Faux-en-Périgord (4.7 km / 2.9 miles)

Issigeac (4.5 km / 2.8 miles)

Bergerac featuring both a TGV train station and an airport (17.5 km / 10.9 miles)

Creyse and its Trois Vallées shopping center (14.4 km / 8.9 miles)

Local hiking trails (loop of approximately 8,9 km / 5.5 miles around the village), perfect for walking, mountain biking, or horse riding

Schools (5–15 minutes away)

Shops (5–15 minutes away)

It represents an ideal base for building a bright country home, enjoying a serene lifestyle, while staying connected to the local community. Whether for a main residence, a holiday home, or a bespoke project, this plot offers numerous advantages.

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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