

## Exceptional Opportunity – 2,121 m Plot with foundations and water connection



## INFORMATION

|                    |                     |
|--------------------|---------------------|
| <b>Town:</b>       | <b>Puy-l'Évêque</b> |
| <b>Department:</b> | <b>Lot</b>          |
| <b>Bed:</b>        | <b>0</b>            |
| <b>Bath:</b>       | <b>0</b>            |
| <b>Floor:</b>      | <b>0 m2</b>         |
| <b>Plot Size:</b>  | <b>2121 m2</b>      |



## IN BRIEF

Nestled in a peaceful environment, this plot combines tranquility with convenience. The elevated position ensures natural light and views of the surrounding hills. Nearby villages offer shops, restaurants, and services, while the region is renowned for its vineyards, medieval charm, and outdoor activities along the Lot River.

Electricity network located nearby – easy access for installation.

An individual wastewater treatment system will need to be installed.

## 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

Distances to nearby towns and services

Puy-l'Evêque: 1.5 km

Prayssac: 6 km

Fumel: 17.6 km

Cahors: 34.3 km

Rail connections

Monsempron-Libos train station: 20.8 km

Cahors train station: 34 km

Agen TGV station: 63 km

Air connections

Toulouse Blagnac International Airport: 131 km

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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: 1833 EUR**

## NOTES