

Beautiful plot of land, partly buildable, in a quiet location with stunning views of the countryside but close

EXCLUSIVE



INFORMATION

| | |
|-------------|---------------------|
| Town: | Cause-de-Clérans |
| Department: | Dordogne |
| Bed: | 3 |
| Bath: | 2 |
| Floor: | 150 m ² |
| Plot Size: | 6935 m ² |

IN BRIEF

Beautiful plot located in the countryside but close to all shops and services.

The total area is 6,935m² with a building permit accepted and approved by the town hall.

The current project can be modified according to your own plans and is designed for a 150m² house and a 50m² garage.

There is a very slight slope towards the rear of the plot, which is not a problem for construction and provides a beautiful view of the surrounding countryside.

The immediate surroundings are not suitable for building.

The exposure is perfect for building a low-energy house.

Water and electricity are nearby, but the plot is not equipped.

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

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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