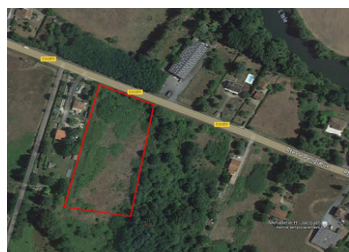


Land for industrial or commercial use

EXCLUSIVE



ENERGY - DPE

DPE not required.

INFORMATION

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

IN BRIEF

A 10,423 m² building plot for industrial or commercial use as a public infrastructure facility, technical works and works exempt from planning permission required for the operation of the various networks.

The land is only 500 meters from Montpon-Ménesterol's commercial centre which is where you will find the nearest service station, DIY store (Bricomarché), supermarkets (Intermarché, Lidl & Bio-coop), and access to the auto-route, train station, schools, doctors, dentists, auto garages, cinema, bars and restaurants including McDonalds, etc. plus a lively weekly market.

The larger towns of Bordeaux, Périgueux and Bergerac are within 50 minutes by car, and Périgueux, Libourne and Bordeaux are also easily accessible by train.

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