

Building plot with planning permission in a charming development on the edge of a picturesque village.



INFORMATION

Town:	Mauroux
Department:	Lot
Bed:	0
Bath:	0
Floor:	250 m2
Plot Size:	2885 m2

IN BRIEF

Your Dream Home Awaits

Discover Plot 3, a rare opportunity in a unique self-build estate. Nestled among mature trees and just a short walk from the charming village of Mauroux, this spacious plot is the perfect foundation for your custom dream home. With essential services—electricity, water, and drainage—already in place, you can focus on bringing your vision to life.

Work with local artisans to design a home that reflects your personal style while enjoying the rich culture and outdoor activities the area offers. If you've struggled to find the perfect home, Plot 3 is your solution. Don't miss the chance to build in this serene and picturesque setting!

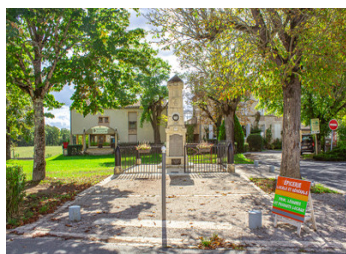


ENERGY - DPE

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

A Unique Opportunity to Build Your Dream Home

Welcome to Plot 3, a unique opportunity in a peaceful self-build estate near the charming village of Mauroux. Nestled among mature trees, this spacious plot offers the perfect setting for your custom home. With essential services like electricity, water, and drainage already in place, you can focus on designing your dream residence.

Location & Surroundings

Mauroux, located in the scenic Lot Valley, is known for its vineyards, rolling hills, and proximity to the Dordogne River. The village offers everyday conveniences, while the nearby towns of Cahors and Fumel provide a broader range of services. The A20 motorway offers excellent links to Toulouse and Paris, making travel convenient. Bergerac Airport, just 1.5 hours away by car, offers domestic and some European flights, making it ideal for regional travel.

Tourist Activities

The area is rich in recreational and cultural opportunities. Enjoy kayaking, fishing, and boat trips on the Lot River, or visit historical sites like Château de Bonaguil and the medieval villages of Puy-l'Évêque and Saint-Cirq-Lapopie. Wine lovers can explore the region's many vineyards, renowned for producing Malbec wines. Outdoor enthusiasts will appreciate the hiking and cycling trails, as well as the nearby golf courses.

Building Your Dream Home

Plot 3 is ideal for creating a bespoke home tailored to your needs. You can work with local artisans and builders to design a residence that blends with the stunning natural surroundings. The plot's size offers room for gardens, terraces, or even a pool.

Why Plot 3?

If...

LOCAL TAXES

Taxe habitation: EUR

NOTES