

Nicely situated plot of land (5,472 m<sup>2</sup>) overlooking the Limousin countryside



## INFORMATION

Town:	Oradour-sur-Vayres
Department:	Haute-Vienne
Bed:	0
Bath:	0
Floor:	0 m <sup>2</sup>
Plot Size:	5472 m <sup>2</sup>

## IN BRIEF

This attractive plot of land in Haute-Vienne offers approx. 4,286 m<sup>2</sup> of buildable space plus 986 m<sup>2</sup> of adjoining agricultural land. Located near the forest and within walking distance of the voie verte cycling trail, it offers peace, privacy, and easy access to Oradour-sur-Vayres with its shops, schools, and services. Limoges is just 40 minutes away, and the airport only 30 minutes. Set in the Périgord-Limousin Regional Natural Park, it's ideal for building a home in a natural, serene environment.



## 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

Looking to buy land in Haute-Vienne? This attractive building plot for sale offers approximately 4,486 m<sup>2</sup> of buildable land, complemented by additional adjoining parcels totaling around 986 m<sup>2</sup> classified as agricultural. The peaceful rural setting borders a forest and includes neighboring homes nearby — perfect for those seeking tranquility with community.

The plot is conveniently located within walking distance of the popular voie verte walking and cycling trail connecting Châlus and Oradour-sur-Vayres — ideal for outdoor enthusiasts and nature lovers.

Access is via a quiet local road primarily used by residents, ensuring low traffic and a serene environment. Water and electricity are available nearby. An individual sanitation system (septic tank) will need to be installed. The land is gently sloping and mostly consists of open grassland.

Just minutes from Oradour-sur-Vayres, you'll have easy access to essential amenities including a primary school, pharmacy, bakery, supermarket, and garage. Secondary schools and shopping centers are within a 10 km radius. The city of Limoges is approximately 40 minutes away, and Angoulême is reachable in about an hour.

Limoges Airport is only a 30-minute drive, offering direct flights to London Stansted, East Midlands, Manchester, Bristol, Southampton, Leeds, Paris, Lyon, and Morocco.

Situated within the Périgord-Limousin Regional Natural Park, the plot benefits from stunning natural landscapes, abundant wildlife, and numerous cultural attractions — making it an ideal location for building a house in Haute-Vienne or rural property investment.

## LOCAL TAXES

Taxe habitation: EUR

## NOTES