

2200 m building plot, divisible into two plots that can be sold separately - at the edge of the village



## INFORMATION

Town:	La
Department:	Rochebeaucourt-et-Argentine Dordogne
Bed:	0
Bath:	0
Floor:	0 m <sup>2</sup>
Plot Size:	2262 m <sup>2</sup>



## IN BRIEF

We are offering you a pleasant 2262 m<sup>2</sup> building plot, ideally located between Périgueux and Angoulême. This plot has two ways of access:

- From the main road, a strategic and practical route for getting around.
- By a small local road, perfect for a more secure environment.

- Dividable plot: this plot can be divided into two separate plots of around 1,100 m<sup>2</sup> each, ideal for a multiple building project or for two separate buyers.

Location :

Take advantage of a privileged location combining proximity to amenities (main roads and bakery) and pleasant surroundings to build your future home.

For more details, or to arrange a viewing, please contact us.

## 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

This building plot is located on the outskirts of the village of La Rochebeaucourt (population 300), on the strategic road between Périgueux and Angoulême. Direct access to the village bakery. The shops and schools of Mareuil and Villebois-Lavalette are less than 10 minutes away.

The plot of approximately 2260 m<sup>2</sup> has two accesses, making it easy to divide the plot - ideal for your plans and budget.

Please do not hesitate to contact us for further information.

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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