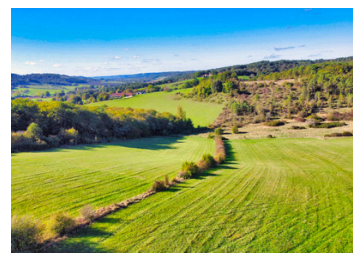
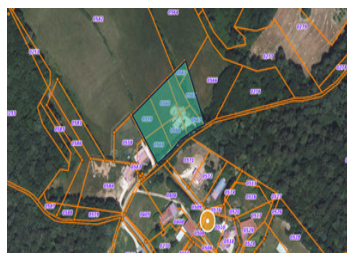
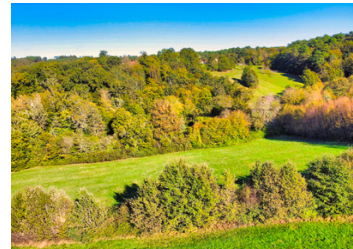
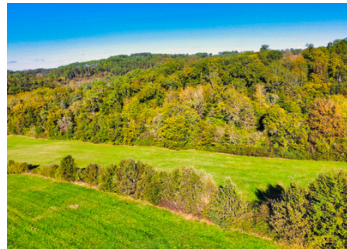
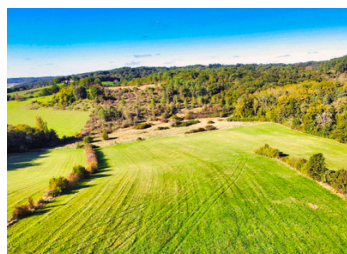


Large plot in a peaceful setting with views

EXCLUSIVE



ENERGY - DPE

DPE not required.

## INFORMATION

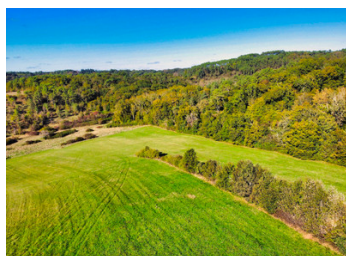
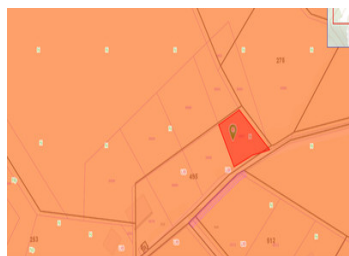
Town:	Saint-Paul-de-Serre
Department:	Dordogne
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	7015 m2

## IN BRIEF

A large plot of land, part of which can be built on, with magnificent views over the rolling countryside of meadows and woods. A basement with a 115 m2 garage has already been built. This existing building can be cleverly integrated into a new project. The charm of the Périgord is at its best here and you won't fail to feel it. Holiday feeling guaranteed!

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

The perfect starting point for creating your own little paradise. This location between Périgueux and Bergerac may also prove to be a good investment. Périgueux is 20 minutes away and Bergerac airport is 32 minutes away. The A89 motorway (Bordeaux - Clermont) and the Créa Vallée Sud shopping centre (Pont du Cerf) are less than 10 minutes away.

Périgord Blanc', whose capital is Périgueux in the Isle valley, is located in the heart of the Dordogne. It owes its name to its vast plateau of white limestone. But the real sights lie outside the town, including the magnificent Château de Hautefort and charming little villages such as Savignac-les-Eglises, Saint-Astier, Neuvis and Mussidan. Sorges, with its famous truffle market, truffle trail and truffle museum, is a must-see.

## LOCAL TAXES

Taxe habitation: EUR

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## NOTES