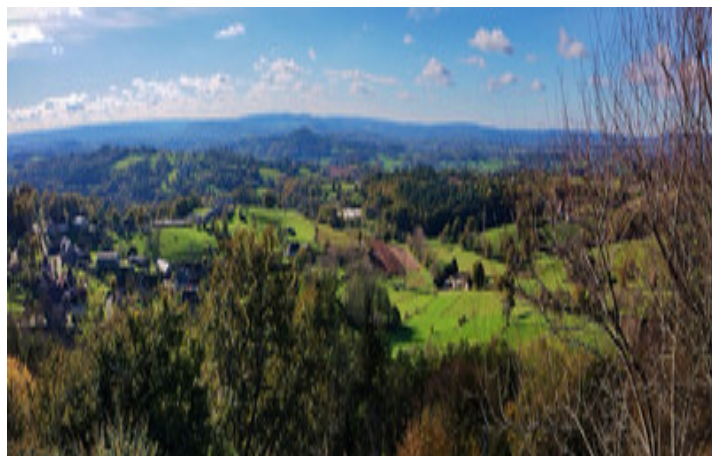


Very large building plot near the Dordogne river with **EXCEPTIONAL** view!

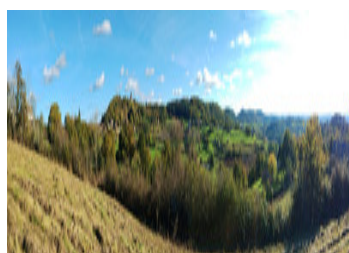


INFORMATION

Town:	Beaulieu-sur-Dordogne
Department:	Corrèze
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	18135 m2

IN BRIEF

Grab yourself a slice of paradise on earth by building your own home, according to your own specifications, on this outstanding plot of land situated in a quiet hamlet very close to the Dordogne river. The land is on the edge of the hamlet so has no close neighbours, however it is only a 5 minute drive to the dynamic town of Beaulieu-sur-Dordogne, which offers all health facilities plus a wide variety of restaurants and shops. The plot itself, which measures almost 4 and a half acres, is gently sloping but has 2 relatively flat portions, which are where the building is permitted. So you could build a wonderful contemporary new home on one part of the land and a swimming pool on the other... or else a second house to use for friends or as a gite....



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

Building land with 2 planning consents in place, on the edge of a pretty, peaceful hamlet. There is an old small barn in ruins on the land which could be recuperated. The plot benefits from two accesses from the nearby road and all utility supplies are available to install from the edge of the plot. The construction of a new house on this plot would of course be subject to planning permission. Sanitation to be carried out with the construction.

Nearest towns with shops, etc... :
Beaulieu-sur-Dordogne (2.5 kms) ; Tulle (40 kms) ;
Brive la Gaillarde (42 kms).

Nearest airports: Brive Souillac (36 kms) ; Limoges
Bellegarde (141 kms) ; Bergerac (137 kms).

NB : All measurements and distances are approximate

EXTRA PHOTOS: Please feel free to contact me if you would like to see some more photos of this property!

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