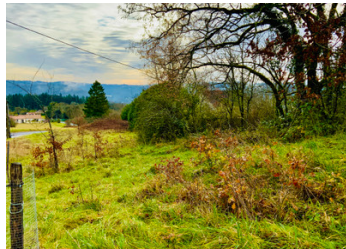
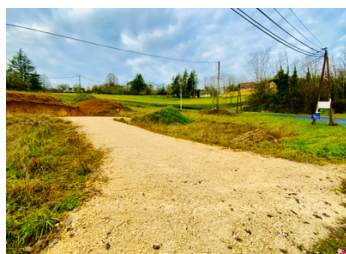


Black Périgord - Plot of land with permission to build a residential dwelling on the edge of Montignac-Lascaux



## INFORMATION

Town:	Montignac
Department:	Dordogne
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	3150 m2



## IN BRIEF

Generous plot for sale with planning permission for a detached single storey house with basement.

Situated on a corner plot in the upper heights of Montignac with excellent views over the town.

Water and electricity are ready for connection. Full plans of the house available on request, don't miss this opportunity to buy and build your own home in a town where planning permission is becoming increasingly rare!

## 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.

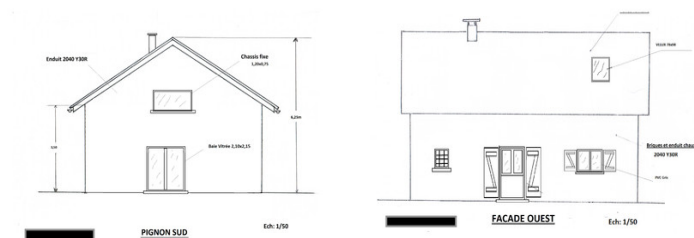


## DESCRIPTION

Plot size 3,150 m<sup>2</sup> mainly laid to lawn, some gravel and excavation has begun.

Building is restricted to existing and approved plans for a 67m<sup>2</sup> detached house.

Plans available on request. A further smaller plot adjoining the land can also be made available at an additional cost.



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