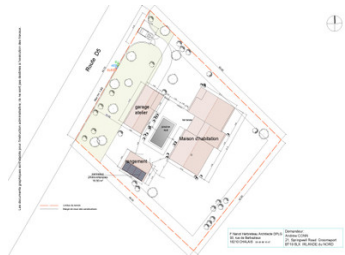
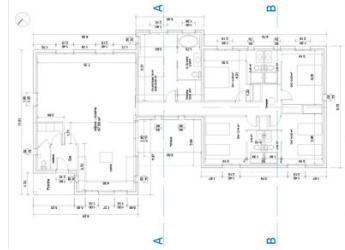
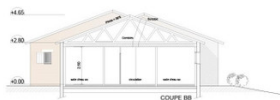


## Land With Planning Permission in Sought-After Village In Dordogne

EXCLUSIVE



## ENERGY - DPE

DPE not required.

## INFORMATION

Town:	Saint Aulaye-Puymangou
Department:	Dordogne
Bed:	0
Bath:	0
Floor:	0 m <sup>2</sup>
Plot Size:	2534 m <sup>2</sup>

## IN BRIEF

This plot of land is within walking distance of the Dordogne village of Saint Aulaye Puymangou, one of France's little cities of character.

The village has many shops, a supermarket and restaurants - even has its own river beach, which offers many activities, such as canoeing and there is also a beach side restaurant.

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 plot of land is 2534M<sup>2</sup> and is situated on the main road between Saint Aulaye and La Roche Chalais;

The current owner has recently been granted permission to build has had detailed plans drawn up. Electricity and water are close by.

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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