

Land With Planning Permission in Sought-After Village In Dordogne. All architect plans available



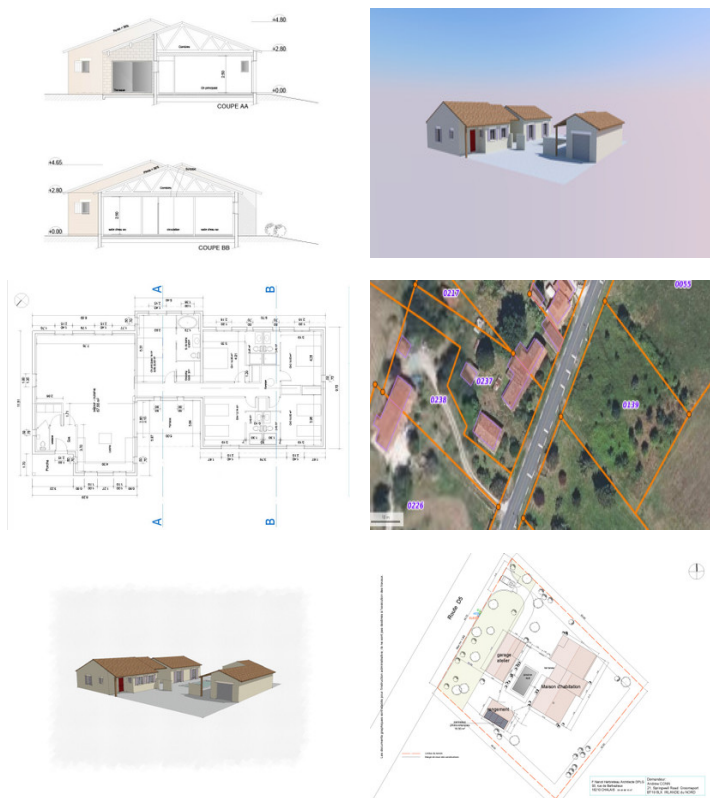
## INFORMATION

Town:	Saint Aulaye-Puymangou
Department:	Dordogne
Bed:	0
Bath:	0
Floor:	187 m2
Plot Size:	2534 m2

## 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.



## 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

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 which can be available to the buyer. With the modern day focus on eco living, the architect planned for the property to be double "A" rating.

The plans were produced creating a 5 bedroom , all with ensuite, garage and pool permissions also submitted.

Electricity and water are close by for easy connectivity. Fibre available.

Local area information.

Saint-Aulaye-Puymangou is a picturesque commune in the Dordogne department of southwestern France, nestled in the Périgord Vert region. Established in 1288 as a bastide by Pierre de Brémond, it lies at the confluence of the Dronne and Rizonne rivers, marking the historical boundaries between Périgord, Angoumois, Saintonge, and Bordelais .

The village is renowned for its rich heritage, earning the "Petite Cité de Caractère" designation in 2015. Notable landmarks include the 12th-century Romanesque Church of Sainte-Eulalie, 15th-century ramparts, and the medieval Château de Saint-Aulaye, which now houses the town hall .

Saint-Aulaye-Puymangou is also recognized for its natural beauty and commitment to environmental sustainability, holding labels such as "Station Verte" and "Agenda 21: Our Village, Land of the Future" . The surrounding La Double forest and the Dronne River offer opportunities for outdoor activities like hiking, canoeing, and wildlife observation.

Culturally vibrant, the commune hosts events like the Salon International du Pastel and the medieval-inspired Foire de...

## LOCAL TAXES

Taxe habitation: EUR

## NOTES