

Constructible land on the edge of the popular village of Bourdeilles, Dordogne

EXCLUSIVE



## INFORMATION

Town:	Bourdeilles
Department:	Dordogne
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	3217 m2

## IN BRIEF

Bourdeilles is a charming and historic village in the Dordogne, renowned for its stunning château, scenic river views, and traditional Périgordian architecture. Nestled along the banks of the River Dronne, it offers a picturesque setting with a blend of medieval and Renaissance heritage. The village boasts a vibrant local community, delightful cafés, and a relaxed countryside atmosphere, making it an ideal location for those seeking an authentic French lifestyle. With its rich history, beautiful surroundings, and proximity to Brantôme and Périgueux, Bourdeilles is a sought-after destination for property buyers looking for a tranquil retreat with easy access to modern amenities.



## 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

This exceptional building plot is ideally situated just a five-minute walk from the heart of Bourdeilles, a picturesque and historic village in the Dordogne. Located on elevated ground, the land benefits from stunning, unobstructed views of the surrounding countryside and the church tower, offering a peaceful and scenic setting for a future home.

Water and electricity connections are conveniently available at the edge of the property, making it ready for development.

Classified within Zone UA, the plot is in a designated area for residential construction, offering flexibility and exciting possibilities for those looking to build a bespoke home in this sought-after location. With its combination of convenience, natural beauty, and development potential, this is a great opportunity to acquire a prime piece of land in Bourdeilles.

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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