

## Scenic Plot with Summer House in the Heart of the Black Périgord – Exceptional Views & Rare Potential



## INFORMATION

Town:	Coly-Saint-Amand
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	48 m <sup>2</sup>
Plot Size:	2100 m <sup>2</sup>

## IN BRIEF

\*\*\*\* OFFER ACCEPTED \*\*\*\*

Nestled in the rolling hills in one of France's most desirable regions, this beautiful 2 100 m<sup>2</sup> plot is set in the heart of the Black Périgord, just 20 minutes from Sarlat-la-Canéda and 10 minutes from Montignac, home of the famous Lascaux caves.

The plot boasts sweeping, uninterrupted views over the rolling Dordogne countryside, offering an ideal setting for a peaceful retreat or permanent residence.

On the land is a charming summer/prefabricated house.

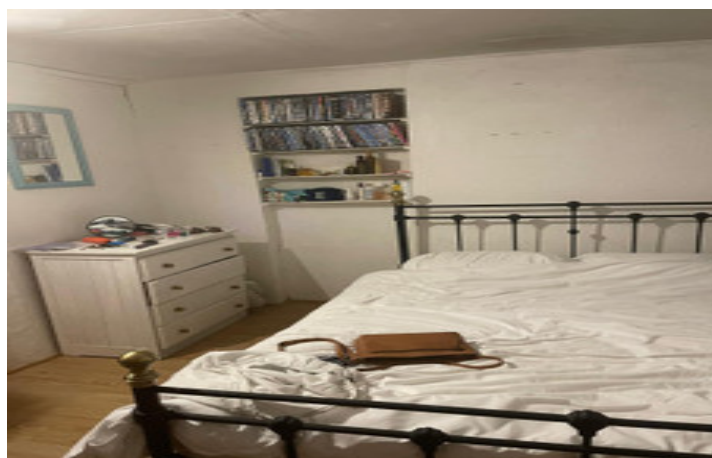
Whether you're dreaming of a holiday escape, a relocation project, or a savvy investment, this property offers location, potential, and tranquility.

## 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 prefabricated summer house is connected to mains water and electricity. There is no septic tank.

Single storey house comprising:

Open plan living room with log burner (not tested) and kitchen 17.8 m<sup>2</sup>

Back lobby/hall 3.1 m<sup>2</sup>

Bedroom 10.3 m<sup>2</sup>

Study 7 m<sup>2</sup>

Study 6 m<sup>2</sup>

Bathroom (bath tub, overhead shower vanity sink unit) 3.7 m<sup>2</sup>

Outside

Open porch to take in those breathtaking views of the rolling countryside, plot size 2100 m<sup>2</sup>.

## LOCAL TAXES

**Taxe foncière: 319 EUR**

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## NOTES