

12,202 m Building Plot with Open Countryside Views, Valid Building Permit (CU), 8 Minutes from Châlus

EXCLUSIVE



## INFORMATION

Town:	Champsac
Department:	Haute-Vienne
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	12202 m2

## IN BRIEF

Create your dream home in a peaceful rural setting with this beautiful 12,202 m<sup>2</sup> building plot, located in a small hamlet in the commune of Champsac, in the heart of the Limousin countryside. The land is made up of two adjoining parcels:

- A partially buildable parcel of 8,282 m<sup>2</sup> with a 40-metre façade facing southeast.
- A second parcel of 3,920 m<sup>2</sup>, classified as agricultural land.

The plot offers uninterrupted views over the surrounding countryside, with no overlooking neighbours and a tranquil atmosphere. Access is available via the southeast-facing D66 road (lightly used), or via a public lane on the western side. Water and electricity connections are available nearby, and fibre optic internet has already been deployed in the hamlet.

The land is mostly flat, with gentle slopes toward the



## 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

### Surroundings

Located within the Périgord-Limousin Regional Natural Park, the property enjoys a lush green environment, ideal for relaxing, hiking, and exploring the region's natural and historical heritage.

The vibrant town of Châlus, just 7.7 km away, offers all key amenities: a secondary school, a modern supermarket, pharmacy, bank, vet, bars and restaurants, hardware stores, and a weekly market. The historic centre includes the remains of two medieval castles.

For extended services:

- Aix-sur-Vienne is 23 km away
- Saint-Junien, with a hospital, is 29 km away

The Limoges International Airport is only 32 km away (approx. 30 minutes by car), with regular flights to Paris, Lyon, Morocco, and several UK cities (London-Stansted, Manchester, East Midlands, etc.).

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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