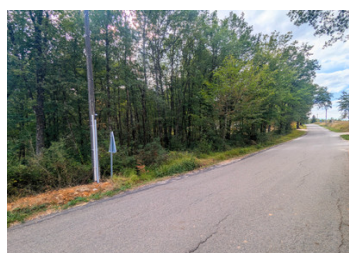


Building plot 5 mins from Thiviers, countryside location, excellent transport links, 30 min to Perigueux.

EXCLUSIVE



ENERGY - DPE

DPE not required.

INFORMATION

Town:	Eyzerac
Department:	Dordogne
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	3968 m2

IN BRIEF

Located on Rte de la Forêt in the commune of Eyzerac, this plot of land of 3968m2 is within the constructable zone of the commune making it the ideal location to build a home with generous gardens to front and rear. Currently a wooded plot, privacy from neighbouring properties could easily be maintained by retaining areas of the woodland, to give the property you build a welcoming, natural setting.

Just 300m from the plot, the road joins the National Route 21 giving easy access to Thiviers, just a 5-min drive to the North, and the Dordogne capital Perigueux, a 30 min drive to the South. Thiviers offers both charm and convenience. The town has schools, a library, a cinema, and a train station. The famous Saturday market showcases foie gras, truffles, and cheeses. Visitors enjoy the Foie Gras Museum,...

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

Located on Rte de la Forêt in the commune of Eyzerac, this plot of land of 3968m² is within the constructable zone of the commune making it the ideal location to build a home with generous gardens to front and rear. Currently a wooded plot, privacy from neighbouring properties could easily be maintained by retaining areas of the woodland, to give the property you build a welcoming, natural setting.

Just 300m from the plot, the road joins the National Route 21 giving easy access to Thiviers, just a 5-min drive to the North, and the Dordogne capital Périgueux, a 30 min drive to the South. Thiviers offers both charm and convenience. The town has schools, a library, a cinema, and a train station. The famous Saturday market showcases foie gras, truffles, and cheeses. Visitors enjoy the Foie Gras Museum, historic churches, a municipal park with playgrounds, tennis and picnic areas, cycling trails, and easy access to the Périgord-Limousin Regional Park.

Enquire today for more information!

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