

Building plot in the heart of La Coquille, lovely views, excellent transport links, amenities close by.

## EXCLUSIVE



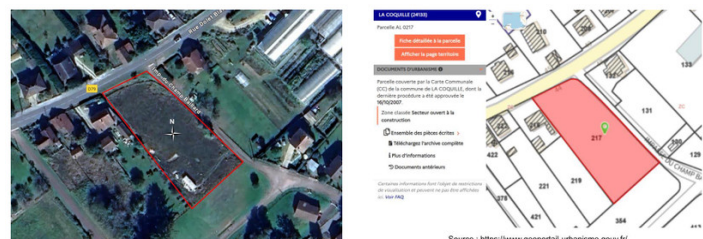
## INFORMATION

Town:	La Coquille
Department:	Dordogne
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	2655 m2

## IN BRIEF

Located on Rue Dolet Blanchou in La Coquille, this plot of land of 2655m2 is within the constructable zone of the village making it the ideal location to build a home with generous gardens to front and rear, and views of the wooded hills to the south-east of La Coquille. Just 250m from the plot, the road joins the National Route 21 giving easy access to Limoges to the North and Perigueux to the South. In addition to the main road, La Coquille also has a train station, located just 400m from this plot. The nearest airport (Limoges) is just 40 minutes away by car.

La Coquille has all the amenities needed for daily life. These include, a supermarket with petrol station, a medical centre, a pharmacy, a bank, a hotel with restaurant, a pizzeria, a bar, a...



## 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

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La Coquille has all the amenities needed for daily life. These include, a supermarket with petrol station, a medical centre, a pharmacy, a bank, a hotel with restaurant, a pizzeria, a bar, a butcher, a tobacconist, a florist, a hairdresser, a garden centre, an elementary school, and a church.

Enquire today for more information!

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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 foncière:** 18 EUR

**Taxe habitation:** EUR

## NOTES