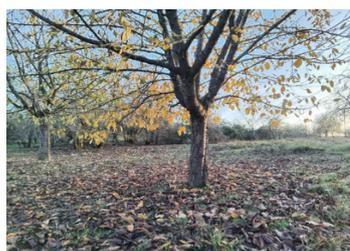
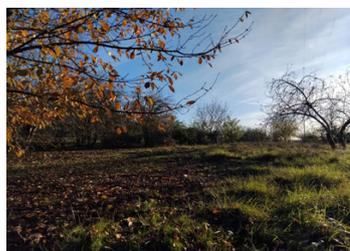


"For sale: a 1,055 m building plot located in the tranquil Lot Valley, nestled among vineyards."



## INFORMATION

Town:	Anglars-Juillac
Department:	Lot
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	1055 m2



## IN BRIEF

This lovely partially constructible plot of land is located just 5 minutes from the town of Prayssac, offering all the necessary amenities. Nearby you will find schools, shops, and public transport.

Part of the plot is constructible with a nice garden with fruit trees beyond. Water and electricity networks are close to the land, while individual sanitation will need to be planned.

## 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

Prayssac : 6km

Fumel : 28km

Cahors : 29km

Monsempron Libos train station : 21km

Cahors train station: 29km

Agen train station (high speed train) : 56km

Toulouse - Blagnac Airport : 101,5km

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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