

Building Plot – Rare Opportunity in Limoges!



INFORMATION

Town:	Limoges
Department:	Haute-Vienne
Bed:	0
Bath:	0
Floor:	0 m ²
Plot Size:	200 m ²

IN BRIEF

Located in a sought-after residential area, in a peaceful setting yet close to all amenities, this 200 m² building plot is perfect for bringing your real estate project to life.

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

Ideally situated less than 500 meters from Victor Thuillat Park, a supermarket, and a health center, it offers a privileged living environment and everyday convenience.

With a surface area of 200 m² (10 meters of street frontage and 20 meters in depth), the plot benefits from well-balanced proportions, allowing for an elegant and optimized construction layout.

The land is already connected to the water supply, a valuable advantage that facilitates the start of your project. A fully demountable garage, made of cement panels, is present on the plot.

Key features:

- Prime address in a highly desirable area
- Quiet and residential environment
- Immediate proximity to shops, services, and green spaces
- Ideal configuration for a high-quality architectural project
- Existing water connection

This property is perfectly suited for both a primary residence project and a quality investment.

A must-see without delay!

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