

Building plot of 3624 m in a beautiful setting and pleasant view, close to all shops and a tourist lake !

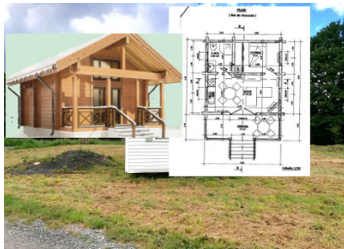


INFORMATION

Town:	Saint-Mathieu
Department:	Haute-Vienne
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	3624 m2

IN BRIEF

Constructible plot with approved building permit. Planned for a nice 45 m² chalet (existing chalet on the neighboring plot, allowing you to see the finished result).



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

Utilities! Water and electricity already connected, with mains drainage.

Permit planed for a 45 m² chalet, but potential for expansion!

Access! Very convenient, well-maintained access road.

Surroundings ! Beautiful and very peaceful environment, view on large woodland, ideal for nature lovers!

Located in the heart of the Périgord-Limousin Regional Natural Park, a few kilometers from the Charente and Dordogne departments.

Convenients ! School bus stop and bus service just close to the property !

Situated halfway between two villages with all shops and amenities, schools, and leisure activities.

2 minutes from the beautiful Lake Saint-Mathieu, with restaurants, swimming, and numerous other activities!

Need to be view to be appreciate !

Not included in the sale of the plot but available ! . Very clean mobile home for 4/6 personnes. 25 m², terrace. 2 bedrooms, 1 bathroom with shower, 1 separate WC, dining area with a sofa bed (sleeps 2 additional). New water heater.

Dimensions: 3.86m x 7.93m. Asking price: €8,000

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

NOTES