

Ideally located building plot on the outskirts of Aix-sur-Vienne – Rare opportunity!



## INFORMATION

Town:	Aixe-sur-Vienne
Department:	Haute-Vienne
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	1600 m2

## IN BRIEF

Prime 1,600 m<sup>2</sup> buildable plot on the outskirts of Aix-sur-Vienne with direct access from a main road, offering the flexibility to be used as one large parcel or divided into two separate plots. Utility connections, including electricity and mains drainage, can potentially be extended from the main road. Elevated position with open views, excellent accessibility to Aix-sur-Vienne town centre, Limoges (20 minutes), and the airport. An ideal opportunity for a new-build project or investment.

## 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 located building plot on the outskirts of Aix-sur-Vienne – Rare opportunity!

Discover this superb buildable plot with a total surface area of approximately 1,600 m<sup>2</sup>, ideally situated on the outer edge of Aix-sur-Vienne, offering a privileged setting that combines peace, accessibility, and excellent development potential.

Directly accessible from a main road via its private access route, this land offers great flexibility: it can be used as one large plot or divided into two separate parcels, depending on your project.

Connections to essential utilities, including electricity and mains drainage, can potentially be extended from the main road, providing a significant advantage for future construction or investment plans.

Its elevated position within the surrounding area gives the property an open, spacious feel along with attractive views, making this plot particularly appealing for a new-build project.

The location also benefits from quick and convenient access to nearby amenities, including the centre of Aix-sur-Vienne, local shops and services, Limoges within just 20 minutes, and the airport.

Whether you are searching for the perfect location for your future home, a construction project, or an attractive investment opportunity, this land offers outstanding potential.

For further details, questions, or to arrange a viewing, please feel free to contact me:  
[ana.dejong@leggett.fr](mailto:ana.dejong@leggett.fr)

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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