

Partially constructible land within walking distance of pretty village with cafe and bar.

EXCLUSIVE



INFORMATION

Town:	Champniers-et-Reilhac
Department:	Dordogne
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	1578 m2

IN BRIEF

Lovely plot of land 1578 m² in total of which is 377m² is constructable. All services are close to the plot, but none are currently connected.



ENERGY - DPE



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

Situated on the edge of the pretty village of Champniers et Reilhac with restaurant, cafe, and is a short drive to; Peigut Pluviers, which hosts the largest and oldest market in the south west of France, and is near to the village of Saint Mathieu with bakers, post office, supermarket, bar, gift shops. There is a swimming lake at St Estèphe just 12km away and there is a 9 hole golf course 2km drive away. The nearest airports are; Limoges (50km), Bergerac and Bordeaux.

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

NOTES