

**UNDER OFFER - Building plot of 7941m with a beautiful open view overlooking the countryside**



## INFORMATION

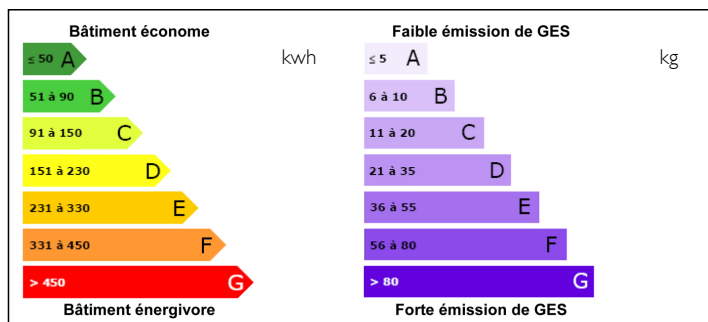
Town:	Champsac
Department:	Haute-Vienne
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	7941 m2

## IN BRIEF

**UNDER OFFER** - This plot is composed of two parcels, one of 3930m2 which is buildable and the other one of 4011m2 classified as agricultural. One of the several plusses is the location with its beautiful open view overlooking the countryside. The quiet road used to access the land is mainly used by the local residents. Water and electricity are nearby and fibre optics internet connection is available in the area. The land is flat and composed of grass land for the majority with some fruit trees and bushes. There is ample space to install a swimming pool, start a vegetable garden and install a septic tank.



## 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

The parcel is a 9 minute drive from the town of Châlus which has an excellent range of shops, bars, restaurants, including a large modern supermarket. Here you will also find a post office, veterinarian, a pharmacy, banks, etc. There is also a weekly market with local produce. Châlus has an unspoiled traditional town center with the remains of two medieval castles.

The parcel is a 23 minute drive from the town of Aix-sur-Vienne where you will find a larger array of shops, supermarkets, restaurants, DIY shops etc.

Limoges airport is a 28 minute drive and has regular flights to Stansted London, East Midlands, Manchester, Bristol, Southampton and Leeds as well as to Paris, Lyon and Morocco.

The parcel sits in the Périgord-Limousin Regional National Park which has many places of interest and beautiful countryside.

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

## NOTES