

Wooded building plot with a slight slope towards the rear of 1272 m2 with planning permission and equipped

EXCLUSIVE



## INFORMATION

Town:	Calès
Department:	Dordogne
Bed:	0
Bath:	0
Floor:	100 m2
Plot Size:	1272 m2

## IN BRIEF

Beautiful small building plot of 1272 m2 with planning permission and views of the countryside. Close to amenities but away from the city center, residential and quiet area par excellence.



## 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

Beautiful small building plot of 1272 m2 with planning permission and views of the countryside. Close to amenities but away from the city center, residential and quiet area par excellence.

Nice exposure.

The land is sloping towards the rear and quite narrow, which means that the construction will have to adapt to these two constraints.

It is currently wooded which remains an advantage in the end because the plantations are already present and isolate from view.

The place is very pleasant and will provide you with a great comfort of life.

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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