

SOLD! Riverside location for 4500m of land

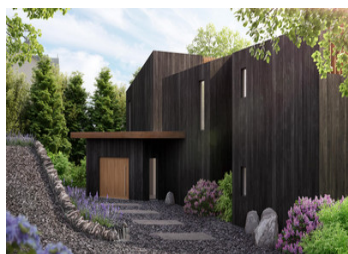


INFORMATION

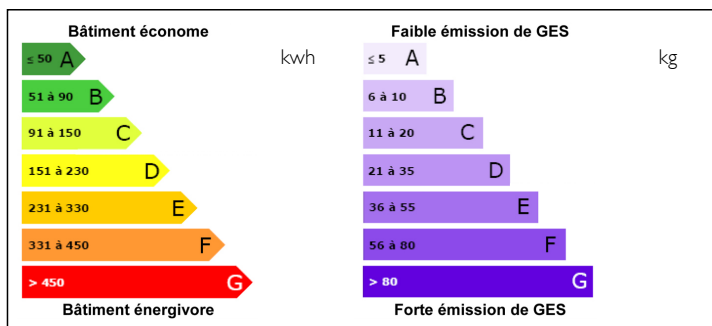
Town:	Isle
Department:	Haute-Vienne
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	4537 m2

IN BRIEF

Only 10 mins drive from Limoges and in a sought after location in Isle, this is a great plot of land for anyone who would like a location for fishing or for launching a canoe etc. Possibility that the land could regain its constructible status in the future.



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 4500m² of land has a chalet already in place for storage..

The plans had been drawn, submitted and accepted for a stunning modern 2 bedroom house, approx 250m², with a pool and garage.

A thermal study has been done of the potential house and it is classed as conforming to RT2012 protocole.

Reports have also been done and accepted for a water supply and for a fosse septic.

Water & Electricity connections are easily accessible at the entrance to the property.

Unfortunately since the planning permits were given the zone regulations have changed for the area and the land is currently not constructible. It is possible that with another change to the PLU the land would regain its building rights.

The garden, on which there are many trees including fruit trees, leads away from the potential house and slopes down to the stunning river Vienne.

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

LOCAL TAXES

Taxe foncière: 607 EUR

NOTES