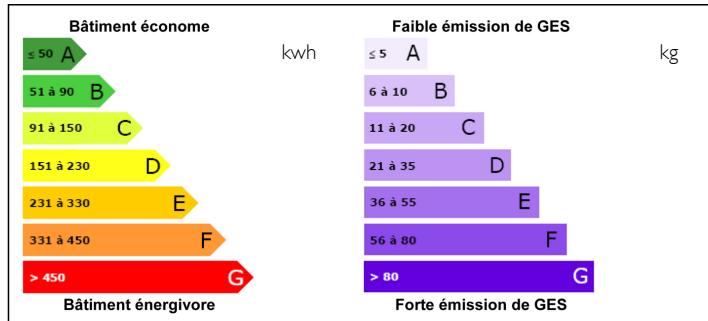


**UNDER OFFER - Building plot only 750 metres from Lac Gurson and 1 km from bars, restaurants, village shop.**



## ENERGY - DPE



## INFORMATION

Town:	Villefranche-de-Lonchat
Department:	Dordogne
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	2217 m2

## IN BRIEF

**UNDER OFFER - Great opportunity to purchase a decent plot of land and build your own design. Fantastic location, a large square shape, only 750 meters from the lake Gurson which is a leisure lake providing fishing, sandy beaches, swimming, bar, restaurants and proper WCs! The land to the back of the property is agricultural land and therefore no-one can build behind. In Villefranche de Longchat only 1 km away you have the choice of 4 bars/restaurants, a pharmacy, post office and grocery store. During the summer there are night markets every Friday. Larger towns with supermarkets etc are Montpon at 12 kms and Castillon la Bataille 17 kms. Bergerac airport is 40 kms. Properties in the area are mainly 2/3 beds and single storey. You would need to submit plans and acquire planning permission from the local authority.**

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

null

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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