

## FOR SALE LAND 1331m2



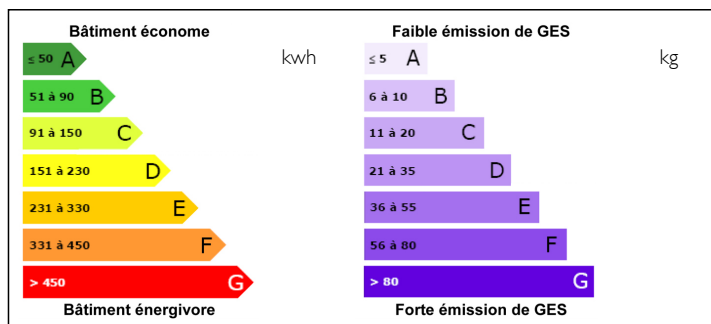
## INFORMATION

|             |                  |
|-------------|------------------|
| Town:       | Monsempron-Libos |
| Department: | Lot-et-Garonne   |
| Bed:        | 0                |
| Bath:       | 0                |
| Floor:      | 0 m2             |
| Plot Size:  | 1331 m2          |

## IN BRIEF

Building plot of 1331 m<sup>2</sup> in a village combining the pleasure of the countryside, and proximity to the necessary services to facilitate daily life, small shops, health professionals, schools... Ideal for a family looking for a certain quality of life or a rental project.

## 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

Very good opportunity to seize in the Lot-et-Garonne for this large flat plot of land with trees of 1331 m<sup>2</sup>.

Monsempron-Libos is a village located at the gateway to the Dordogne and the Lot. Agen and Bergerac are 1 hour away.

The region is renowned for its art of living. Its vineyards, its gastronomy, as well as its architecture, make it a great place for tourism. It is a peaceful site that combines the comfort of the countryside with the convenience of numerous services. You will find everything you need for your daily life: doctor, pharmacy, veterinarian, small shops and a large shopping area a few minutes away by car.

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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