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Ref: A34043TYS24 Price: 45 600 EUR

agency fees to be paid by the seller

# Montignac Heights – Rare 3,150m Plot with Approved Single-Storey Home & Build Cost Estimates Available















## ENERGY - DPE

DPE not required.

## INFORMATION

| | |
|---|---|
| Town: | Montignac-Lascaux |
| Department: | Dordogne |
| Bed: | 0 |
| Bath: | 0 |
| Floor: | 0 m2 |
| Plot Size: | 3150 m2 |

## IN BRIEF

Situated in the upper heights of Montignac-Lascaux, this 3,150m² corner plot enjoys open views over the town and countryside beyond, all within walking distance of local amenities.

Planning permission is already in place for a detached single-storey home with basement (approx. 67m² footprint), and preliminary groundworks have begun.
Water and electricity are on site.

A full soil study has been completed, and detailed build estimates are available, including construction and windows, allowing buyers to approach the project with clarity and realistic budgeting. Roof quotations are currently being finalised.

In a sector where building permissions are increasingly difficult to obtain, this is a rare opportunity to acquire not just land, but a structured

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.

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Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

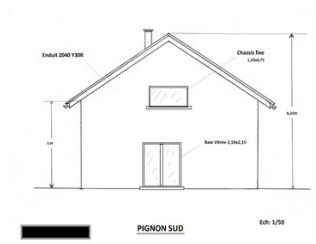
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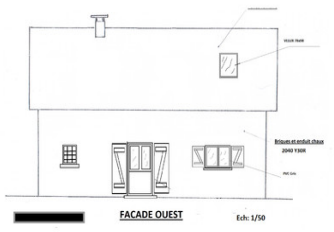
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# DESCRIPTION

The plot extends to 3,150m² and is mainly laid to lawn, offering flexibility in garden design and positioning of the house. Excavation work has already commenced.
Construction is restricted to the existing approved plans. Full documentation can be provided upon request, including the soil study (G1/G2 as applicable) and cost estimates obtained by the current owner.

An adjoining smaller parcel may also be available by separate negotiation.

This property will particularly appeal to buyers seeking the Dordogne lifestyle without the uncertainty of navigating the French planning system from scratch.

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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

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