LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A41114FD24 Price: 69 995 EUR

agency fees included: 5780 € TTC to be paid by the buyer (64 215 EUR without fees)

Plot of land with a possibility to build two residential dwellings on the edge of THONAC nearby Montignac

EXCLUSIVE















INFORMATION

Town:	Thonac
Department:	Dordogne
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	14743 m2

IN BRIEF

A generously sized plot of over 14,000 m² with a possibility of around 2400 m² of buildable area.
This well-located, level parcel offers an excellent opportunity for development. Nestled in peaceful countryside and bordered by a small stream, The Thonac, it enjoys wide open views and a serene atmosphere, while still having a few neighbouring properties nearby so you never feel isolated. An ideal choice for anyone seeking privacy, space, and a natural rural setting.

ENERGY - DPE

DPE not required.

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
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DESCRIPTION

Located just outside the village of Thonac, this plot of land of aprox. 14000m2 is within the constructable zone of the village making it the ideal location to build a home(s) with generous gardens to front and rear, and views in the Perigord noir area. The nearest airports are Brive, Bergerac (both on 40 minutes) and Bordeaux (aprox 2 hours)

The Village Montignac Lascaux nearby (10 min) has all the amenities needed for daily life.

Enquire today for more information!

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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