

Buildable 4,145 m Plot – Foundations + Water On Site, Close to Amenities



INFORMATION

Town:	Puy-l'Évêque
Department:	Lot
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	4145 m2

IN BRIEF

A great opportunity to create a home tailored to your lifestyle, in a setting that combines practicality with a countryside feel — read on to explore the potential.



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.



DESCRIPTION

Located just 1.5 km from the centre of Puy-l'Évêque, this 4,145 m² buildable plot offers a practical opportunity to create a bespoke home in a well-positioned setting.

The land already benefits from existing foundations and running water on site, providing a useful starting point for a construction project. Its good orientation ensures plenty of natural light throughout the day.

The size of the plot allows flexibility in design, with space for a main residence, gardens and outdoor areas, subject to the necessary planning permissions.

Set close to local shops and amenities, the location offers a good balance between convenience and a countryside environment.

Provision will need to be made for electricity connection and the installation of a sanitation system, and any construction will be subject to the relevant planning permissions.

Distances:

Puy-l'Évêque: 1.5 km

Prayssac: 6 km

Fumel: 17.6 km

Cahors: 34.3 km

Rail access:

Monsempron-Libos station: 20.8 km

Cahors station: 34 km

Agen TGV station: 63 km

Air access:

Toulouse Blagnac International Airport: 131 km

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

LOCAL TAXES

Taxe foncière: 1833 EUR

NOTES