LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48005TP24 Price: 42 000 EUR

agency fees included: 6600 € TTC to be paid by the buyer (35 400 EUR without fees)

Building Plot – 1,841 m with Planning Certificate | Utilities Connected, Peaceful Setting, Views | St Cyprien

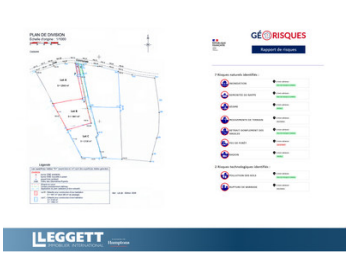














INFORMATION

Town:	Saint-Cyprien
Department:	Dordogne
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	1841 m2

IN BRIEF

What if your next address started here?

Imagine the home you could create in this exceptional setting, offering peace and tranquillity just moments from the centre of Saint-Cyprien.

This plot of land provides the ideal setting for a property project focused on tranquillity and quality of life.

Whether you are looking to build your main residence, a holiday home, or explore the possibility of developing a tourist accommodation project, you will appreciate the charm of the Périgord countryside and the proximity of the many attractions of the Périgord Noir.

Key features of the land:

Plot size: 1,841 m², boundaries surveyed and

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.

installed (soil survey completed)

Peaceful surroundings and open views

There is also the possibility of acquiring adjoining

DESCRIPTION

What if your next address started here?

Imagine the home you could create in this exceptional setting, enjoying peace and tranquillity just moments from the centre of Saint-Cyprien.

Discover this building plot, offering lovely open views of the surrounding countryside, in a spacious residential area characterised by beautiful properties set well apart from one another.

This plot provides the ideal setting for a property project focused on tranquillity and quality of life.

Whether you are looking to build your main residence, a holiday home, or explore the possibility of developing a tourist accommodation project, you will appreciate the charm of the Périgord countryside and the proximity of the many attractions of the Périgord Noir.

Key features of the plot:

Plot size: 1,841 m², with boundaries surveyed and established by a licensed land surveyor

Valid urban planning certificate

Water, electricity and telecommunications connections in place and operational

Individual wastewater treatment system to be installed. A soil survey has already been completed, confirming the land's suitability for an individual wastewater treatment system

Peaceful residential surroundings

Beautiful open views

The conditions are therefore in place to move forward confidently with the planning of your project, subject to compliance with applicable

NOTES