LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48861CLN24 Price: 214 000 EUR

agency fees included: 7 % TTC to be paid by the buyer (200 000 EUR without fees)

EXCEPTIONAL 1.92-HECTARE DEVELOPMENT LAND







INFORMATION

Town:	La Rochebeaucourt-et-Argentine
Department:	Dordogne
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	19210 m2

IN BRIEF

An exciting development opportunity in the Dordogne, South-West France – 24340

A rare opportunity on the market!

An attractive plot of land extending to 19,200 m² (1.92 hectares / approximately 4.75 acres), located in the 24340 postcode area of the Dordogne, South-West France.

The land is designated Zone 1AU under the local intercommunal planning regulations (PLUi), offering interesting potential for future development, subject to the applicable planning requirements.

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.

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DESCRIPTION

AN OPPORTUNITY FOR DEVELOPERS AND INVESTORS

Whether you are a property developer, land promoter, investor or looking for an interesting development opportunity in the Dordogne, this substantial plot deserves your attention.

Its generous size and 1AU planning designation make it an attractive proposition for a carefully planned development project.

Further information and documentation available on request.

All development possibilities are subject to the local planning regulations (PLUi), applicable Development Guidelines (OAP), relevant planning permissions and any technical or environmental restrictions. The 1AU designation does not constitute automatic or immediate building permission.

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

NOTES