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**Reference:** P10946E  
**Location:** Corrèze (19) - Puy d'Arnac  
**Type:** 19120  
**Setting:** Hamlet  
**Bedrooms:** 0  
**Bathrooms:** 0  
**Habitable:** 0 m<sup>2</sup>  
**Land size:** 3,700 m<sup>2</sup>  
**Condition:** N/A  
**Year built:** 2016  
**Heating:** N/A  
**Shops:** 7 Km  
**Pool:** No  
**Outbuildings:** No



Situated on the edge of the commune of Puy d'Arnac, this parcel of land is in an elevated position with very pleasant views.

The sloping parcel faces south-west, and has a few neighbouring properties, and therefore is not isolated. Parcels 1166 & 1169 on image.

Full planning permission (dated November 2017) for a 3 bed house 142 m<sup>2</sup> plus a garage and a swimming pool. There are detailed technical ground and drainage surveys, along with a set of architect's plans.

The popular market town of Meyssac is 7 minutes by car, whilst there are 2 bars within less than 5 minutes. Less than 10 minutes from the beautiful medieval town of Beaulieu sur Dordogne and within easy reach of many historic sites such as Rocamadour, Sarlat plus 6 "Plus Beaux Villages de France" within a 30 minutes drive.

The River Dordogne is easily accessible and offers scope for fishing, canoeing and bathing. The local area is perfect for lovers of the outdoors – well known for cycling, walking, etc. Golf course (9 holes) around 10 minutes drive.

The area is now serviced by Brive / Vallée de la Dordogne airport, with Limoges or Toulouse other options for flights.

Peter Elias, (Agent Commercial) - RSAC N°48183917300020.  
Agency fees include in price.  
(6,500 € TTC honoraires à la charge de l'acquéreur).  
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€31,500

Whilst every care is taken to provide factual details, they are not contractual.  
Agency fees are included in the price, legal fees are extra

Siret No 481 839 173 00020



DOSSIER DE PLANS

