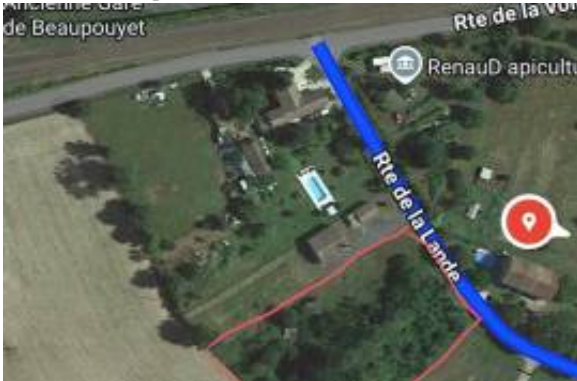




## Excellent Plot of land for sale in Tauzinade Beaupouyet Dordogne



### Information de l'agent

Nom:	Niall Madden
Nom de compagnie:	Esales Property Limited
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Experience since:	2002
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments
Téléphone:	
Languages:	English
Site web:	<a href="https://esalesinternational.com">https://esalesinternational.com</a>

### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 76,540.07

#### Location

Pays:	France
Adresse:	Rte de la Lande
Indicatif régional:	24400
Soumis:	13/05/2025

#### Description:

Excellent Plot of land for sale in Tauzinade Beaupouyet Dordogne France

Esales Property ID: es5554601

#### Property Location

Rte de la Lande, 24400 Beaupouyet, France

#### Property Details

An Exceptional Opportunity to Create Your Dream French Home: Prime Development Land for Sale in Tauzinade, Beaupouyet, France (4500m2)

Nestled within the serene and picturesque landscapes of the Dordogne region in southwestern France, in the charming locality of Tauzinade, part of the commune of Beaupouyet, awaits a remarkable opportunity for those seeking to build their dream French residence. This substantial plot of development land,



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encompassing an impressive 4500 square meters (approximately 48,437 square feet or 1.11 acres), offers the opportunity upon which to create a bespoke home tailored precisely to your desires and specifications.

What sets this parcel apart is not just its generous size and idyllic setting, but also its inherent practicality and readiness for development. The land benefits from the natural beauty of mature oak trees, providing ample shade and a sense of established character. Crucially, it is already connected to essential utilities, including a reliable water supply and electricity, significantly streamlining the initial stages of any building project and saving valuable time and resources. Furthermore, the property enjoys direct road access only used by the handful of residents and delivery vans, ensuring ease of entry and facilitating the transportation of materials and personnel during the construction phase.

The location of this development land offers an enviable balance between peaceful rural living and convenient access to essential amenities. Situated just 5 kilometers (approximately 3.1 miles) from a comprehensive range of schools catering to all age groups, this property is ideally suited for families with children seeking a tranquil yet accessible environment. The proximity to educational facilities underscores the family-friendly nature of the area and the ease of integrating into the local community.

Adding to the allure of this location is its strategic proximity to the vibrant and internationally renowned city of Bordeaux, located just 40 kilometers (approximately 25 miles) away. Bordeaux, a UNESCO World Heritage site, offers a rich tapestry of history, culture, gastronomy, and economic opportunities. Residents of Tauzinade can easily access the city's world-class restaurants, renowned vineyards, excellent shopping, and comprehensive transport links, including an international airport. This proximity provides the perfect blend of peaceful countryside living with convenient access to urban amenities and global connections.

The west Dordogne region is a highly sought-after area in France, celebrated for its stunning natural beauty, rich history, and exceptional quality of life. Characterized by rolling hills, mild climate, meandering rivers, and charming medieval villages, the west Dordogne attracts those seeking a tranquil and authentic French experience. The region is also renowned for its prehistoric sites, including the famous Lascaux caves, its impressive chateaux, its delectable cuisine featuring local specialties like truffles and foie gras, and its world-class wines.

Owning development land in this desirable region presents a unique opportunity to immerse oneself in the French lifestyle, surrounded by natural beauty and a rich cultural heritage. The generous size of the plot allows for the creation of a substantial family home with ample gardens, a swimming pool, or other outdoor amenities to fully enjoy the temperate climate and the picturesque surroundings. The shade provided by the mature oak trees offers natural cooling during the warmer months, creating comfortable outdoor spaces.

The fact that the land is 'ready to be built on' is a significant advantage. The connection to water and electricity eliminates the often time-consuming and costly process of arranging these essential utilities. Direct road access simplifies the logistics of construction, ensuring that materials can be easily delivered and construction crews can access the site without difficulty. This pre-existing infrastructure significantly reduces the initial hurdles and allows for a smoother and faster building process.



Imagine designing and constructing a home perfectly tailored to your individual needs and preferences, set within the tranquil beauty of the French countryside. This plot offers the freedom to create a residence that reflects your personal style, whether you envision a traditional French farmhouse, a contemporary architectural masterpiece, or something uniquely your own. The expansive land provides ample space for gardens, landscaping, and the creation of outdoor living areas that seamlessly integrate with the natural surroundings.

The mature oak trees not only provide shade and aesthetic appeal but also contribute to the established character of the land, creating a sense of permanence and natural beauty. They offer a natural canopy, perfect for creating shaded seating areas, outdoor dining spaces, or simply enjoying the tranquility of the surroundings.

The location within the commune of Beaupouyet offers a peaceful and rural setting while still being part of a welcoming local community. The proximity to all essential schools within a 5-kilometer radius makes this an ideal location for families with children, ensuring a convenient and accessible education. Integrating into the local community is made easier by the presence of these essential amenities nearby.

The strategic proximity to Bordeaux opens up a world of opportunities. Residents can easily access the city for work, education, cultural events, shopping, and dining. Bordeaux's international airport provides convenient travel links to destinations across Europe and beyond. The renowned vineyards surrounding Bordeaux offer opportunities for wine tasting and exploration of the region's rich viticultural heritage.

This development land in Tauzinade, Beaupouyet, represents more than just a plot of ground; it is a gateway to realizing a dream of owning a bespoke home in one of France's most desirable regions. The combination of its generous size, established natural beauty, connection to essential utilities, convenient road access, proximity to schools, and strategic location near Bordeaux makes it an exceptional opportunity for individuals and families seeking to create their ideal French lifestyle.

#### Key Advantages of This Development Land:

- \* **Generous Size:** 4500 square meters (approximately 1.11 acres) provides ample space for a substantial residence and extensive gardens.
- \* **Mature Oak Trees:** Offering natural shade, aesthetic appeal, and a sense of established character.
- \* **Connected to Utilities:** Water and electricity connections are already in place, streamlining the development process.
- \* **Direct Road Access:** Ensuring ease of entry and facilitating construction logistics.
- \* **Proximity to Schools:** Located just 5 kilometers from a comprehensive range of schools for all ages, ideal for families.
- \* **Strategic Location Near Bordeaux:** Only 40 kilometers from the vibrant city, offering access to urban amenities, culture, and international travel.
- \* **Located in the Desirable Dordogne Region:** Renowned for its natural beauty, history, and quality of life.
- \* **Ready to Be Built On:** A blank canvas awaiting your vision and architectural plans.
- \* **Potential for Bespoke Design:** Freedom to create a home perfectly tailored to your individual needs and



preferences.

- \* Opportunity for Outdoor Living: Ample space for gardens, landscaping, and outdoor amenities.
- \* Peaceful Rural Setting: Enjoy the tranquility of the French countryside.
- \* Access to Local Community: Situated within the welcoming commune of Beaupouyet.
- \* Investment Potential: Owning land in a sought-after region offers long-term investment value.
- \* Gateway to French Lifestyle: Immerse yourself in the rich culture, cuisine, and beauty of southwestern France.

In conclusion, this exceptional plot of development land in Tauzinade, Beaupouyet, France, offers a rare and compelling opportunity to create your dream French home in a highly desirable location. Its generous size, natural beauty, practical connections to utilities and road access, and strategic proximity to essential amenities and the vibrant city of Bordeaux make it a truly unique and valuable prospect. Don't miss the chance to secure this prime piece of French countryside and embark on the exciting journey of building the home you have always envisioned.

## About the Area

Tauzinade is a small locality situated within the commune of Beaupouyet in the Dordogne department of southwestern France, part of the Nouvelle-Aquitaine region. This tranquil area is characterized by its rural charm. It offers a peaceful and authentic French countryside, appealing to those seeking a quieter lifestyle away from larger urban centers while still benefiting from essential amenities located nearby.

The commune of Beaupouyet itself is a small village that retains a traditional French character. The surrounding area is known for its mild climate, picturesque countryside, historic villages, and a generally relaxed pace of life. The community in Beaupouyet is close-knit, offering a sense of belonging for residents. Tauzinade benefits from the educational infrastructure available in the vicinity, making it suitable for families.

For those considering travel to and from Tauzinade and Beaupouyet, the region is served by several airports. Bordeaux-Mérignac Airport (BOD), located approximately 40 kilometers (25 miles) to the west. Bordeaux Airport offers a wide range of domestic and international flights, providing excellent connectivity to other parts of France and Europe.

Another airport option is Bergerac Dordogne Périgord Airport (EGC), situated to the south of Beaupouyet. This airport primarily serves budget airlines with connections to the United Kingdom and other European destinations. While smaller than Bordeaux, it can be a convenient option for certain travelers. Therefore, for accessing Tauzinade and the Beaupouyet area by air, Bordeaux Airport is the primary international gateway, with Bergerac offering additional, potentially more regionally focused connections.

## Main Features

- \* 4500 m2 of land for development
- \* Excellent location close to many amenities
- \* Mild Climate.



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