

Rare opportunity to buy land overlooking St. Savin to build your dream home.

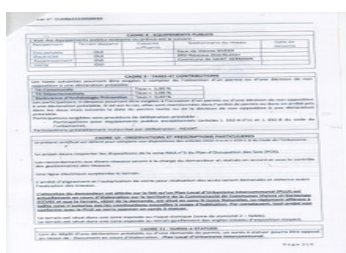


INFORMATION

Town:	Saint-Germain
Department:	Vienne
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	1815 m2

IN BRIEF

Close to all amenities the land (1815m²) is on a small hillside in Saint Germain and looks across the valley of the river Gartempe towards St. Savin and the Romanesque Abbey Church, (begun in the mid-11th century, it has been a UNESCO World Heritage Site since 1983). It is a five-minute walk into the town square. The land has "Certificat d'urbanisation positif" granted 15/09/2020.



ENERGY - DPE



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

St Savin is a beautiful location on the river Gartempe with banks, pharmacies, three good restaurants as well as bars and two fabulous bakeries (this is where I buy my croissants and cakes from!) all within walking distance. There is also a large supermarket on the outskirts of St. Savin. The local airports of Poitiers and Limoges are both within a 1-hour drive and have regular flights to the UK throughout the year. The ferry port of Caen is less than a four-hour drive away (370km).

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

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