

Constructible land for two properties on the edge of the village a total of 5340m2 or 1.31 acres.

EXCLUSIVE



INFORMATION

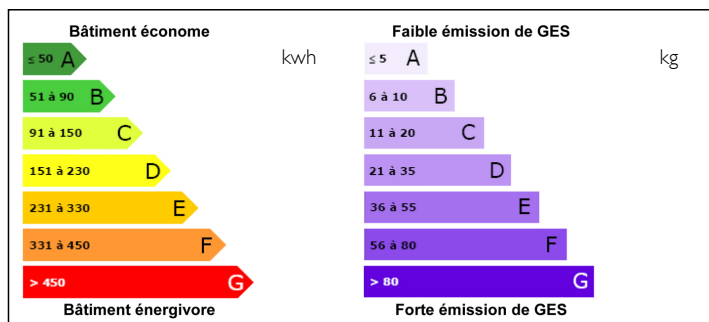
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|-------------|------------|
| Town: | Val-d'Auge |
| Department: | Charente |
| Bed: | 0 |
| Bath: | 0 |
| Floor: | 0 m2 |
| Plot Size: | 5340 m2 |

IN BRIEF

Over an acre of land with planning permission (CU) granted for two properties. It's a lovely piece of land on the edge of the village, not overlooked and with services nearby.



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

The land is approximately 5340m². The village has electric, water and fibre, each to be connected by the new owner. The nearest water point is 40m from the plot. The village has individual drainage systems rather than mains drains. There is no plan for this to change at the moment.

You would be between the villages of Rouillac and Aigre with commerces, schools etc in each village. The area is serviced by a number of airports and the local railway stations are in Luxe and Angoulême.

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

NOTES