

Building land situated in popular village 5 km from 27 hole golf course

EXCLUSIVE



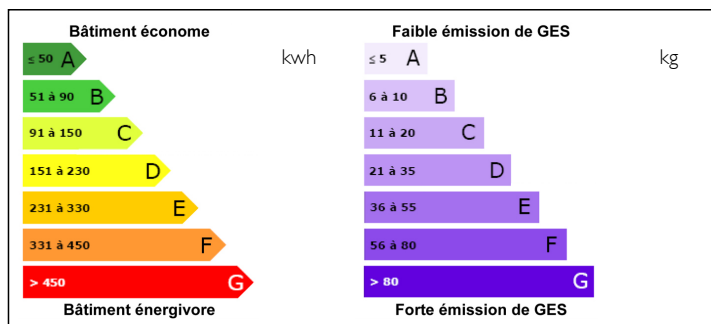
## INFORMATION

Town:	Ménigoute
Department:	Deux-Sèvres
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	1000 m2

## IN BRIEF

Building land situated in a pleasant village just 15min from the market town of St Maixent l'Ecole where you will find extensive shopping facilities. Building plot of approximately 1000 m<sup>2</sup> on a larger plot of land which will be divided at the seller's expense once a sale is agreed. CU in progress There is a possibility of purchasing other plots at a favourable rate

## 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

Good level building land on the edge of a large village with views over open countryside. Services available in the village road. Primary schooling in the village along with extensive amenities including doctors, bar/restaurant and small supermarket.

Les Forges 27 hole Golf course 5 km

Access to the A10 motorway 10km. Poitiers 36km. Niort 45km. Airports in Poitiers 36km, La Rochelle 115km.

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

## NOTES