

Land for sale approx 2700m2

EXCLUSIVE



INFORMATION

Town:	Val-d'Auge
Department:	Charente
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	2700 m2

IN BRIEF

Constructible site in a quiet area of the village between Aigre and Rouillac.

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

Constructible land for sale, water, electric, fibre is available in the village not connected to the site. Water access is 40m from the site. This is a pretty plot in a quiet corner of the village. The village uses individual drainage systems and there is no plan for mains drains.

The land is between Aigre and Rouillac with all commerces in both towns.

There is a railway station in Angoulême which runs to Paris and to the UK, or Bordeaux in 35 mins. Airports are situated in Bordeaux, La Rochelle, Poitiers and Limoges.

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

NOTES