

Land with permission to build a property, in walking distance of all shops, doctors, restaurants and bars.



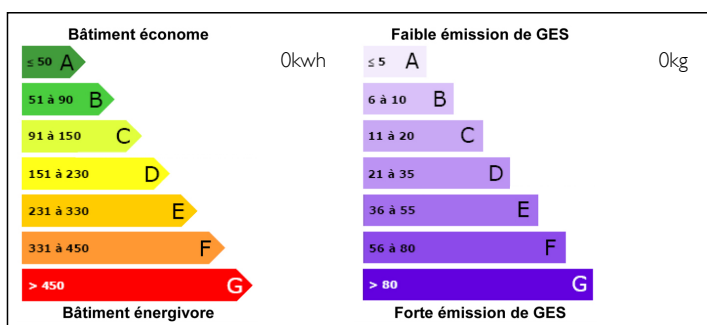
## INFORMATION

Town:	AIGRE
Department:	Charente
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	7566 m2

## IN BRIEF

Superb area of designated building land in quiet residential area on the outskirts of lovely rural market town

## 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

Electricity, water, gas and mains drains are all to the road next to the land. The owners have received permission (16.12.19) for building a property on the land. You would be in easy walking distance of shops and in a quiet area.

Aigre is situated in easy reach of Ruffec, Angouleme and Cognac with access to motorways, railway and the airports in the region. the Paris train can be boarded from Angouleme with a connection to Luxe gare.

## LOCAL TAXES

**Taxe foncière: 48 EUR**

## NOTES