

Very Rare! Fabulous, flat building plot of 4155m with full planning permission and wonderful views onto the Haute Charente leisure lakes



## INFORMATION

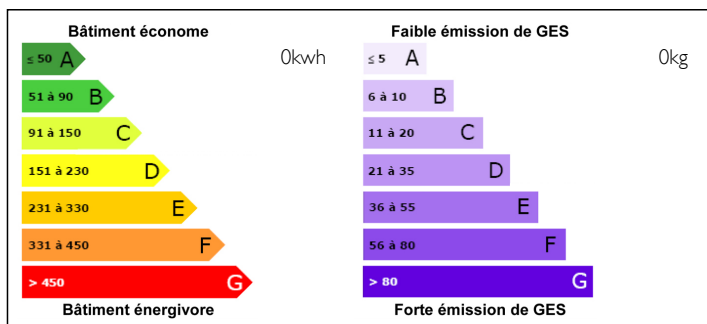
Town:	ST QUENTIN SUR CHARENTE
Department:	CHARENTE
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	4155 m2

## IN BRIEF

A fantastic setting for a building plot, with views over the lake and barrage, very close to the lake amenities with sailing, swimming, beaches, bars and restaurants. Under 2km from the village of St Quentin with village store and post office. Well situated for the amenities of the ever popular village of Massignac and under 7km from the market town of Chabanais, with full amenities, including SNCF train station, schools, swimming pool, choice of supermarkets, bars and restaurants. Angouleme is only 45 minutes drive (TGV) and Limoges airport is only 35 minutes away. Poitiers, Bordeaux and Bergerac airports are all within striking distance.



## 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

Situated with stunning views over the lakes and close to the beaches and leisure activities of the region, this will make a fantastic holiday or permanent home location.

The plot is flat and a new access has been created for a driveway. Water has been connected, leaving power and phone to do. A septic tank will be required.

This is the last building plot in the hamlet, so you have 1 property to the left, but behind, to the right and in front is all non constructable land.

A genuinely rare find.

## NOTES