

Large plot of land for sale 6 miles from Aubeterre sur Dronne

EXCLUSIVE



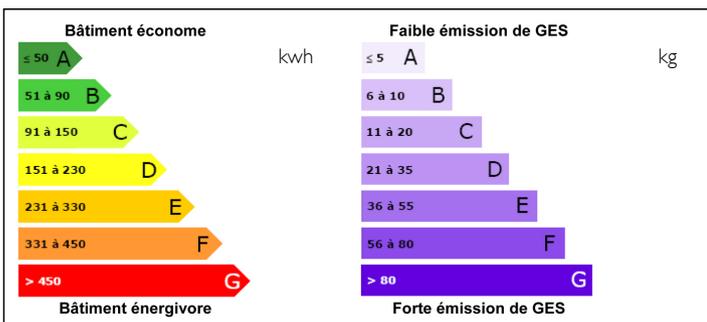
INFORMATION

Town:	Les Essards
Department:	Charente
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	5300 m2

IN BRIEF

This fabulous plot of land of 5300 m2, currently has building permission for two houses - giving it enormous potential - two families enjoying holidaying together, separate property for children, friends, grandparents or a second property to let for additional income.

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

If you're thinking of purchasing a building plot here in the beautiful region of Sud Charente, this lovely quiet, tranquil spot is just perfect for realising your dreams of buying that 'little place in France' - for coming down and relaxing in the sunshine! Planning consent has been granted for up to two houses to be built on the plot if required

Set peacefully on the edge of a small friendly hamlet, is this fabulous plot, a field of more than one acre, being both flat and accessible it cuts dramatically your building costs.

This sleepy little hamlet, with its light deciduous woodlands nearby consists of just a small handful of little properties, so beautifully quiet and tranquil. - 2 minutes walk down the lane brings you to the Dronne river, perfect for fishing enthusiasts, fun canoeing or simply enjoying walks along the picturesque river bank where its unique wildlife just abounds.

Water is metered and already on site.

Telephone and electricity supplies are all nearby, ready to be connected into the property.

Just a few minutes drive to Aubeterre, where you'll find an ancient, flower filled bastide village, superb restaurants for all budgets, local shops and cafés.

Below the village lies the Dronne river at which point you'll find a fabulous sandy beach, just perfect for family fun, picnics, canoeing, tennis etc. In the summer the village is buzzing with activity!

Saint Aulaye is just along the lane being both vibrant and sociable. It too...

NOTES