

Building plot of 1119m² in Charente Maritime, 3 km from Jonzac town centre.



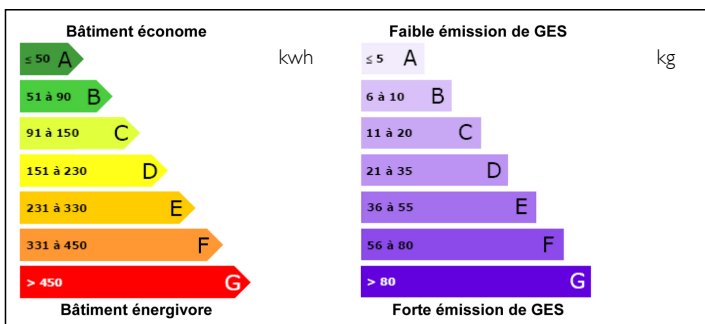
INFORMATION

Town:	Saint-Germain-de-Lusignan
Department:	Charente-Maritime
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	1119 m2

IN BRIEF

A rare opportunity to own this plot of land set in a calm hamlet close to a village and only 3 km from the centre of the thriving spa town of Jonzac, in the sought after Charente Maritime in South West France. Jonzac is just over an hour from Bordeaux (airport), and only 50 minutes away from the beautiful beaches of the Atlantic coast. Reasonably priced and very well situated, you'll be close enough to town, but in a more rural environment. Whether you're looking for a full-time residence, an investment property, or a lock-up-and leave, let your dreams come true with this outstanding plot of land for building your future house. An additional adjacent plot of constructible land is also available to purchase.

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

The land is only gently sloping, almost fully fenced and with adjacent services and networks. It consists of a large plot of 1119m² that includes its own access route, which has been divided into two, and shared with an adjacent plot, also available to buy. The adjacent plot consists of two land parcels, also with planning permission and associated conformities.

To one side of the adjacent plot, there is a calm public road with views of picturesque fields and lanes.

Composition of the soil: topsoil 10cm thick, and brown and variegated clays with white limestone kidneys.

Viewing is strictly by appointment only.

NOTES

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