LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A47989TRE16 Price: 36 600 EUR

agency fees included: 6600 € TTC to be paid by the buyer (30 000 EUR without fees)

Building Plot on the Edge of Montjean















INFORMATION

Town:	**Montjean**
Department:	**Charente**
Bed:	**0**
Bath:	**0**
Floor:	**0 m2**
Plot Size:	**0 m2**

IN BRIEF

A 3,145m² plot of land situated on the outskirts of the small village of Montjean, in the Charente department.

Undeveloped building plot; electricity is nearby (no meter), and water is also available (no meter).

The plot, now addressed as 2 Route de Paradis, benefits from access from Route de Paradis and is also bordered by the D19 departmental road, which provides a direct route between Ruffec and Sauzé-Vaussais.

ENERGY - DPE

DPE not required.

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.

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NOTES

DESCRIPTION

Montjean is a small and peaceful commune with approximately 235 inhabitants. The village offers a bakery and restaurant within walking distance, while the nearby market towns of Ruffec and Sauzé-Vaussais provide a wider range of shops, supermarkets and everyday amenities. Ruffec also offers rail connections and hospital facilities.

An initial Certificat d'Urbanisme (CU) allowing for construction on the plot was granted when the current owner purchased the land. However, this has since expired and the local Mairie has confirmed that a new application would be required.

The sizeable plot and convenient location make this an interesting opportunity for those looking to create a home in a peaceful village setting, subject to the necessary planning approvals.

Plot size: 3,145m²
Address: 2 Route de Paradis, 16240 Montjean

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