LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A40693MUC16 Price: 53 500 EUR

agency fees included: 5500 € TTC to be paid by the buyer (48 000 EUR without fees)

422 m plot of land for sale, serviced with water, electricity and fibre optic connections in Saint-Yrieix-sur

INFORMATION

Town:	Saint-Yrieix-sur-Charente
Department:	Charente
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	422 m2

IN BRIEF

Don't miss this opportunity to purchase this 422 m² plot of land in Saint-Yrieix-sur-Charente, on the outskirts of Angoulême. Extremely well located in a green setting, away from busy roads and in a peaceful area, you can build your dream home here. On the outskirts of Angoulême, you can enjoy all the amenities of the surrounding area. The land is serviced, with water, electricity and fibre optic connections already in place. 2,000 m² of footpaths through woodland and orchards are available for all owners to use free of charge, offering a wonderful opportunity to enjoy nature, go for walks, pick fruit, take the children out... With planning permission already granted, make this the location for your future projects.

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
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DESCRIPTION

- 422 m² serviced plot
- Connected to water, electricity and fibre optic broadband
- Building permit

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

LOCAL TAXES

Taxe habitation: **EUR**

NOTES

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