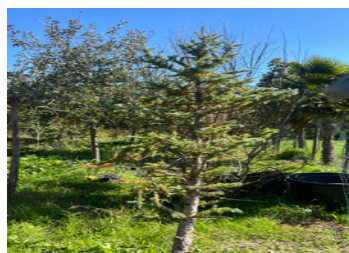


Land for sale with foundations laid and building permit in Saint-Yrieix-sur-Charente.



INFORMATION

Town:	Saint-Yrieix-sur-Charente
Department:	Charente
Bed:	0
Bath:	0
Floor:	85 m2
Plot Size:	150 m2



IN BRIEF

Serviced plot of approximately 150 m² with foundations already laid and planning permission granted for an 85 m² semi-detached house. Located in a peaceful, green setting, this plot offers the ideal environment to bring your life project to fruition. On the outskirts of Angoulême, you will benefit from all the amenities nearby. You will enjoy direct access to a communal area shared by all owners, comprising a 2,000 m² footpath, one hectare of forest and fruit trees. — a true haven of nature for walking, picking fruit or even growing a vegetable garden. The property is connected to water, electricity and fibre optic broadband. This property represents a rare opportunity: a plot of land ready for building in an exceptional setting, with a project already well underway!

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.



DESCRIPTION

- 150 m² plot with foundations completed
- Building permit approved for 85 m² of living space
- Plot connected to water, electricity and fibre optic broadband
- Quiet environment, greenery and shared spaces
- Close to amenities while offering a preserved natural setting

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