

Fabulous building plot close to pretty village of Les Salles Lavauguyon, in the Haute Vienne.

EXCLUSIVE



## INFORMATION

Town:	Les Salles-Lavauguyon
Department:	Haute-Vienne
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	4075 m2

## IN BRIEF

Elevated building plot of nearly an acre (4075m<sup>2</sup>). Power and water run past the plot and mains drains is available to connect into. The village of Les Salles Lavauguyon is a 3 minute drive and has a very popular café with regular music events, boulangerie and post office. St Mathieu is a 10 minute drive, with full amenities, including supermarket, doctors, schools, restaurants etc. The wonderful Haute Charente leisure lakes are also under 5 minutes, offering sailing, canoeing swimming, fishing, horse riding and more.



## 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

Set on the edge of a pretty Haute Vienne hamlet close to village amenities, this elevated plot is available for sale offering a fantastic location for your dream new build home in France.

Electricity, telephone and water are all immediately adjacent to the plot making service connections simple and the hamlet has mains drainage to connect into.

The plot is gently sloping with views over open countryside to the rear and tree and the hamlet to the front. Access is already in place with a gravel chemin/unmade road alongside the plot and the Mairie have advised that it would be possible to create another, direct access from the lane at the front of the plot.

## LOCAL TAXES

Taxe habitation: EUR

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

## NOTES