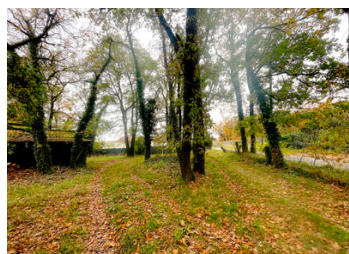


## Charming building plot with CU 545 m - ideal location



## INFORMATION

<b>Town:</b>	<b>La Couronne</b>
<b>Department:</b>	<b>Charente</b>
<b>Bed:</b>	<b>0</b>
<b>Bath:</b>	<b>0</b>
<b>Floor:</b>	<b>0 m2</b>
<b>Plot Size:</b>	<b>545 m2</b>

## IN BRIEF

This pleasant plot of land is located in the commune of La Couronne, in a quiet hamlet, ideally situated close to the N10.

- Flat plot, surface area 545 m<sup>2</sup>, with trees.
- Soil study carried out
- Connections at the edge of the plot
- Two garages on the plot
- Bus stop (line 22) 100 metres away
- 5 minutes from the Auchan shopping centre and 10 minutes from the town centre

## 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

Flat, wooded plot of 545 m<sup>2</sup> in a quiet hamlet in the commune of La Couronne.

The serviced plot (with planning permission) is located close to school buses, 5 minutes from the N10, and 10 minutes from the town centre.

Electricity, telephone and water connections are available at the boundary of the plot.

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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