

Building plot. Village centre. Near Mansle, Ruffec and access to Angoulême.



INFORMATION

Town:	Aunac-sur-Charente
Department:	Charente
Bed:	0
Bath:	0
Floor:	0 m²
Plot Size:	0 m²

IN BRIEF

Increasingly rare.

Just a short walk from the centre of a charming, dynamic Charente village, this attractive 902 m² building plot benefits from excellent exposure and an ideal location. It has the advantage of being both central and quiet. Close to all amenities (including a grocery shop, butcher's shop, health centre and pharmacy) and slightly set back, it will allow you to bring your construction project to life.

Nursery and primary schools within walking distance. Drinking water supply. Other public amenities nearby (electricity, mains drainage, roads).

Several trees on the plot.

Soil study available.

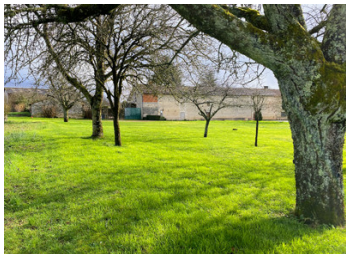
From this village, you are only 35 km from Angoulême on the N10 (access to Ruffec, Poitiers, Angoulême and Bordeaux) and 11 km from Mansle.

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

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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