

Centrally located land (1487m2) to construct with garage, St Jean D'Angely, gated access on private drive



INFORMATION

Town:	Saint-Jean-d'Angély
Department:	Charente-Maritime
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	1487 m2

IN BRIEF

Attractive plot for construction, situated just minutes by foot from the centre of St Jean D'Angely, a popular bi-weekly market town. The plot is located on a residential road with a separate gate drive access. There is currently a large garage (36m2) with a concrete floor and full-height doors (suitable for a camping car).

The land currently has mature fruit trees and lovely views over the town.

St Jean D'Angely is well situated just 30 minutes from Saintes and Niort and an easy 45 minute drive to the coast, with La Rochelle and the Ile de Re accessible in around an hour. The town has a number of good supermarkets, schools, a three-screen cinema, a swimming pool complex and a large hospital with an emergency department.



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

In more detail:

Constructible land 1487m²

Private gated access

Well-established fruit trees

Large garage 36m²

Residential road

Minutes to local schools, bars and restaurants, and the market.

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