

Large buildable plot of 1.8 hectares in the heart of a charming village in Blayais

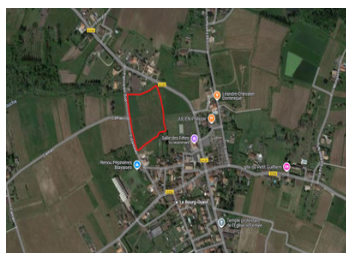


INFORMATION

Town:	Anglade
Department:	Gironde
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	18210 m2

IN BRIEF

This plot, located in zone I AU with a ground coverage of 60%, is free of builder restrictions and requires utility connections, with all networks nearby. It also offers the possibility of creating a subdivision, with up to 17 lots permitted.

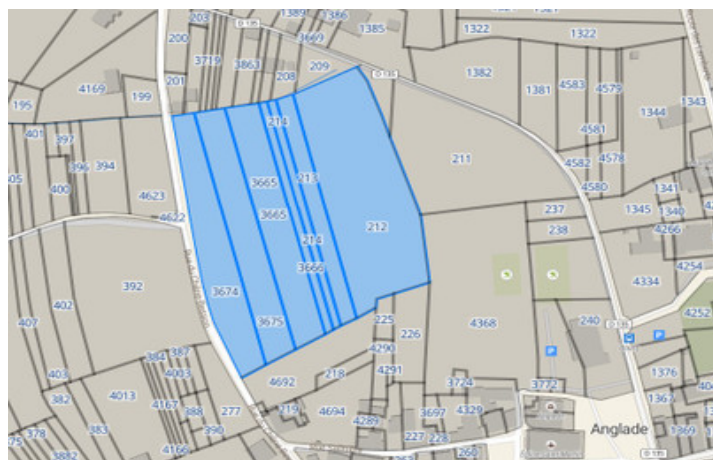


ENERGY - DPE

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

Discover the enchanting Blayais area, renowned for its stunning landscapes, lush vineyards, and the serene Dordogne River. This region beautifully blends rural charm with breathtaking natural beauty. Anglade, with its tranquil village atmosphere, is an idyllic retreat for those seeking a peaceful rural lifestyle. Plus, its convenient location near larger towns ensures easy access to a wide range of amenities, services, and markets, making it the perfect place to enjoy both serenity and convenience.

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