

Barns on large building plot, lean-to and shed, planning permission, 5 mn from the centre of Rouillac



INFORMATION

Town:	Rouillac
Department:	Charente
Bed:	0
Bath:	0
Floor:	100 m2
Plot Size:	2287 m2

IN BRIEF

Large flat building plot with trees:

- Barn 56m² frame redone
- Courtyard of 21m²
- 49m² open barn
- Agricultural shed of 156m².

The land has a water meter. Electricity at the edge of the plot.

Quiet setting on the edge of a hamlet

All schools and shops in Rouillac 5km away

Angoulême town centre and TGV station 25 minutes away (Bordeaux 40 minutes and Paris 1h45)



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

Planning permission, free builder

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