

1200 m of building land and outbuildings in a dynamic village. 30 km from Angoulême.

## EXCLUSIVE



## ENERGY - DPE

DPE not required.

## INFORMATION

Town:	Val-de-Bonnieuire
Department:	Charente
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	1200 m2

## IN BRIEF

Ideally located close to the village and shops of Saint-Angeau, these plots of land benefit from generous southern exposure, a peaceful setting and a plot already planted with trees.

Ideal for your real estate project, or simply to take advantage of a location and plot of land in the Charente countryside! Close to typical, attractive and charming villages, in the middle of the beautiful Charente countryside, this location is ideal for relaxing while still being close to amenities.

The plot is not serviced, but all connections (water, electricity) are nearby.

Charming little outbuildings (one with a 'cœur de demoiselle' Charentais cobbled floor) are already on the plot, which you can keep or not, depending on your plans.

This is a unique opportunity to bring your building project to life in a dynamic village with easy access to Angoulême, just 30...

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

There are several small outbuildings in the wooded grounds:

- a garage: 18 m<sup>2</sup>
- a workshop: 18 m<sup>2</sup>
- a shed: 46 m<sup>2</sup>
- a small brick house: 14 m<sup>2</sup>
- a small summer house: 17 m<sup>2</sup>
- a henhouse
- a canopy: 5 m<sup>2</sup>

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