

Unique plot in an idyllic setting with panoramic views. Stone cottage + CU granted to build a further 120 m2

EXCLUSIVE



INFORMATION

Town:	Édon
Department:	Charente
Bed:	0
Bath:	0
Floor:	181 m2
Plot Size:	4036 m2

IN BRIEF

Unique opportunity to purchase this rare plot of land with an existing CU to build/renovate up to 450M2 of luxury stone house with garaging and pool.

Spectacular views surrounding the land with no obstructions, a haven of quiet and nature. Original property built in 1862 still with original features.

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

Private entrance down a leafy lane brings you to this magnificent plot of 4036M2 of land surrounded by woodland and fields. Original footprint was once a large stone manor house with a barn which has a building permit in place granting 450M2 of potential rebuild plus renovation of existing cottage.

Water and electricity on site and fosse which needs some attention.

A rare and unique opportunity to create a luxury home far from the madding crowd.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 348 EUR

Taxe habitation: EUR

NOTES