

## recreational ground



## ENERGY - DPE

DPE not required.

## INFORMATION

Town:	Rougnac
Department:	Charente
Bed:	0
Bath:	0
Floor:	3740 m2
Plot Size:	0 m2

## IN BRIEF

Located near a charming hamlet, this beautiful recreational plot of over 3,700 m<sup>2</sup> offers a peaceful and unspoiled setting, perfect for relaxing and enjoying nature.

The land is fenced, and a dense hedge ensures your privacy, creating a true green sanctuary. With a variety of trees, it invites relaxation and leisurely strolls. Every corner provides a space ideal for meditation, reading, picnicking, or simply observing the surrounding nature.

Easily accessible yet tucked away from noise, this property will appeal to those seeking calm, tranquility, and the charm of a preserved natural environment.

A rare plot where serenity and nature come together.

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

Nestled in a peaceful, verdant setting, this beautiful recreational plot offers an ideal environment to relax and fully enjoy nature.

Spanning a generous area, it is adorned with trees of various species – oaks, pines, birches, and chestnuts – creating a harmonious landscape that changes with the seasons. Every corner of the land invites relaxation: a perfect spot for a picnic area or a hammock.

Easily accessible while remaining away from disturbances, this preserved location is perfect for lovers of calm, nature, and wide-open spaces. It is equally suited for relaxation, outdoor activities, or gardening.

A unique place to recharge, spend time with family, or simply savor the tranquility of an exceptional natural setting.

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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