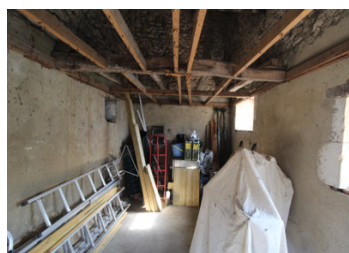


Garage and outbuildings ripe for conversion to a 2 bed home

EXCLUSIVE



## INFORMATION

|             |                     |
|-------------|---------------------|
| Town:       | Angles-sur-l'Anglin |
| Department: | Vienne              |
| Bed:        | 0                   |
| Bath:       | 0                   |
| Floor:      | 0 m <sup>2</sup>    |
| Plot Size:  | 171 m <sup>2</sup>  |

## IN BRIEF

Potential 2 bed renovation project. Plans were previously approved to turn this outbuilding which currently serves as a garage and storage into a 2 bed house with one bedroom and a shower room to each floor as well as an open plan living space but they will need to be applied for again, as the approval has lapsed. Utilities pass by the property, so will be easy to connect and the property sits in the village of Angles sur l'Anglin which is officially classified as one of the most beautiful villages in France. It is within easy reach of the airports at Poitiers, Tours and Limoges, around 30 mins from Châtelleraut TGV station (Paris 1h20) and the A10 Paris/Bordeaux motorway and only around 4 hours to the main western Channel ferry ports.

## 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

Potential 2 bed renovation project. Plans were previously approved to turn this outbuilding which currently serves as a garage and storage into a 2 bed house with one bedroom and a shower room to each floor as well as an open plan living space but will need to be applied for again, as the approval has lapsed. Utilities pass by the property, so will be easy to connect. The property is within easy walking distance of the bakery, bars/restaurants and the chateau ramparts in the village of Angles sur l'Anglin which is officially classified as one of the most beautiful villages in France. It is only around 10mins from both St Savin with its UNESCO listed abbey and La Roche-Posay which is famous for its thermal bath cures and spa centres that use the exceptional qualities of the natural spring water for their treatments and products produced locally. It also boasts a casino and racetrack - with about six race meetings per year and even has its own golf course and cinema! It is within easy reach of the airports at Poitiers, Tours and Limoges, around 30 mins from Châtelleraut TGV station (Paris 1h20) and the A10 Paris/Bordeaux motorway and only around 4 hours to the main western Channel ferry ports. The village often has events planned during the summer months. The river Anglin passes through and adds to the picturesque quality of the setting. Also within easy reach are the Loire Valley chateaux,...

## LOCAL TAXES

Taxe habitation:

EUR

## NOTES