



*Ingrid Crabouiller*  
PATRIMOINE & IMMOBILIER

☎ 05 46 02 00 11

✉ immobilier@ingridcrabouiller.com

www.agenceimmocean.com

### Price on request

For sale land

Surface : 446 m<sup>2</sup>

Field appearance : Plat

Features :

Clôturé, Borné



### Land Saint-Augustin

Saint-Augustin - Building land of 446 m<sup>2</sup> Land of 446m<sup>2</sup> ready to accommodate your future real estate project. Located in the Ub zone of the Local Urban Plan (PLU), this land offers a suitable framework for bringing your construction project to fruition. Not serviced but serviceable with access to mains drainage, the land is demarcated. Just 5 minutes from the center of Vaux-sur-Mer and the Intermarché, 5 minutes from Saint-Palais-sur-Mer, this land benefits from a privileged location, offering you quick access to amenities and charming surrounding towns . Don't miss this rare opportunity to build your home in a peaceful environment while remaining close to all amenities . For more information and to arrange a visit, do not hesitate to contact us.

Fees and charges :

Document non contractuel

07/12/2025 - Prix T.T.C

**Ingrid Crabouiller** - 183 avenue de Pontailac, 17200 ROYAN

+33 (0)5 46 02 00 11 - agenceingridcrabouiller@gmail.com - www.agenceimmocean.com

RCS Saintes 912455276 - Code NAF 6619B - SIRET FR78912455276 - Garantie financière : AIG RD01724320D

Document non contractuel - Barème des prix disponible sur notre site internet