Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7162 • Land to build - Castillonnès •

DETAILS

Servicing :

- **Potable water :** Yes
- **Electricity :** Yes

Operational certificate: Ongoing

Drainage/sewage: Everything in the sewer

Property tax: Not specified

Road: Yes

Building land of 1398m2 serviced with valid building permit for a house of 120m2 of living space with garage and carport.

1 398 m²
Land

- Castillonnès -
12 Place Jasmin
47330 Castillonnès
Tel : 05 53 40 22 69
castillonnes@valadie-immobilier.com

Price fees included
40 000 €
Agency fees: 14,3 % VAT included*
Price without fees: 35 000 €
*The agency fees are entirely at the cost of the purchaser

Non-binding document

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• Description ref n°7162 •

Building land, demarcated, quiet, with a lovely view of a lake!!

This land is already serviced by water/electricity, fiber is on site, the property can be connected to the sewer system. G1 and G2 soil studies carried out!

A building permit has been filed and is currently valid for a house of 120.76 m2 with an additional garage of 22.91m2 and a carport of 20.86m2.
The house consists of: an entrance, a living room/kitchen, a pantry, 2 bedrooms, an office (or 3rd bedroom), two bathrooms, a dressing room, a hallway, a toilet.

The development tax has already been paid, approximately 1900 euros.

The approximate budget that has been calculated is around 225,000 euros for a fully equipped house, including finishes, subject to fluctuations in material costs.
Note that the permit submitted may be subject to modification, or even cancellation in order to submit a permit for a completely different house, the land being in a building zone.