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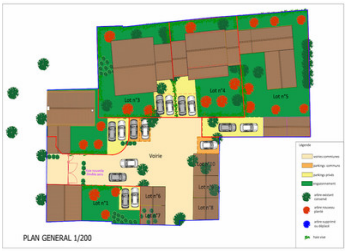
Ref: A41049KS13 Price: 345 000 EUR

agency fees to be paid by the seller

Building Plot - Lot 4 of 5 with *APPROVED PLANNING PERMISSION* steps from the historic centre of Saint-Rémy!















ENERGY - DPE

DPE not required.

INFORMATION

Town:	**Saint-Rémy-de-Provence**
Department:	**Bouches-du-Rhône**
Bed:	**0**
Bath:	**0**
Floor:	**0 m2**
Plot Size:	**334 m2**

IN BRIEF

A rare opportunity to build a brand-new, energy-efficient home in a sought-after residential area of Saint-Rémy, just 500 metres from the historic centre.

Lot 4 - One of three adjoining plots within an exclusive, secure development of just five homes, this 334 m² plot benefits from APPROVED PLANNING PERMISSION for a two-storey, four-bedroom house offering 139.90 m² of living space (89.55 m² on the ground floor and 50.35 m² upstairs).

The permis d'aménager (development permit) has been APPROVED and the associated works completed, offering buyers greater certainty.

Ideal for a low-maintenance permanent residence or lock-up-and-leave holiday home, the plot combines the benefits of modern, energy-efficient living with

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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.

request.

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NOTES

DESCRIPTION

Offering an excellent opportunity to create a brand-new, energy-efficient home just 500 metres from the historic centre of Saint-Rémy-de-Provence, this level, serviced plot is one of three adjoining building plots within an exclusive, secure residential development of just five homes.

With the building permit (permis de construire) already approved, buyers can move forward with greater confidence, benefiting from architectural plans for a two-storey, four-bedroom house offering approximately 140 m² of living space.

The approved plans provide an excellent starting point and can be adapted to suit individual preferences and requirements, subject to the necessary planning approvals.

Approved Building Plans

The building permit provides for a two-storey, four-bedroom residential house with the following living areas:

- Ground floor: 89.55 m²
- First floor: 50.35 m²
- Total living area: 139.90 m²

Proposed Layout

Ground Floor:

Designed for comfortable everyday living, the ground floor includes a master suite with private bathroom, an open living and dining area, kitchen with adjoining pantry/laundry room, guest WC and cloakroom.

First Floor:

Three additional bedrooms, a family bathroom, a separate shower room, independent WC and generous built-in storage.

The proposed layout can be adapted to suit individual preferences and lifestyle requirements, subject to the necessary approvals.

Planning Permissions and Development