LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A42188ASR13 Price: 230 000 EUR

agency fees to be paid by the seller

Your future home in a residential area with this plot of land for which the building permit has been approved















ENERGY - DPE

DPE not required.

INFORMATION

Town:	**La Penne-sur-Huveaune**
Department:	**Bouches-du-Rhône**
Bed:	**0**
Bath:	**0**
Floor:	**0 m2**
Plot Size:	**684 m2**

IN BRIEF

Imagine your ideal home, nestled in a quiet and sought-after location on the edge of Aubagne in the popular La Casamance neighborhood, close to all amenities and just minutes from the highway network...

This flat, buildable 684 m² plot offers you a rare key-in-hand opportunity.

The building permit has already been granted and your project is ready to start immediately for an east-facing house with a floor area of 114 m² featuring sleek, contemporary architecture with a flat roof coated in white insulating paint.

You will enjoy an exceptional outdoor space with 758 m² (90.22%) of open ground, including approximately 400 m² (52.77%) of green space and 283.87 m² (37.45%) of gravel area for traffic, parking, and vehicle movements. Seven trees will be planted or maintained on the property.

Two parking spaces on the property and one bicycle storage room in the...

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.

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DESCRIPTION

Project description:

Light ochre-colored roughcast facade, white powder-coated aluminum joinery, wooden shutters on the upper floor and windows on the west facade and built-in roller shutters for the ground floor bay windows.

The project has a footprint of 74 m² (9.63%). It consists of one floor for a 2 or or 3 bedroom house with a total facade height of 6.30 m. Part of the ground floor against the southern boundary has a facade height of 3.50 m.

Western boundary: 3 m, southern, northern, and eastern boundaries: 4 m

Rigid wire fence planned with a height of 1.80 m, to be doubled with a hedge.

The approved permit and connections to the water, sewerage, and electricity networks located nearby on Allée Roger Péhau allow you to avoid delays, complex procedures, and unexpected costs.

A retention basin will be installed on the eastern part of the site.

The hills for hiking are only 5 minutes away on foot and the creeks of Cassis are only 15 minutes away.

The key-in-hand project (land + house) is valued fat about 460 000 €.

Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr

NOTES