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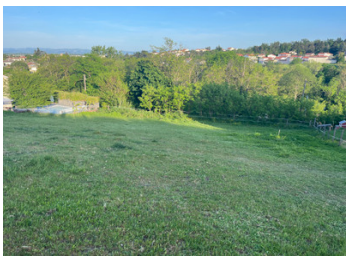
Ref: A44837GDU42 Price: 89 000 EUR

agency fees to be paid by the seller

A plot of 2,587 m comprising 973 m of building land and 1,614 m of recreational land

EXCLUSIVE















ENERGY - DPE

DPE not required.

INFORMATION

Town:	**Montbrison**
Department:	**Loire**
Bed:	**0**
Bath:	**0**
Floor:	**0 m2**
Plot Size:	**2587 m2**

IN BRIEF

For sale – Plot of land with great potential in Montbrison (42600)

In Montbrison, this 2,587 m² plot offers a pleasant setting for a building project, with a lovely natural outdoor space.

The plot comprises:

a buildable area of approximately 973 m²,

and an adjoining recreational area of 1,614 m²,

ideal for enjoying a large green space, creating a garden or orchard, or simply preserving an open environment.

The plot enjoys an elevated position relative to the road, offering a more open view and greater privacy.

An access road needs to be created to serve the future building, leaving you free to design the entrance to suit your plans.

An attractive location for those seeking a spacious plot whilst remaining close to the amenities of Montbrison.

A stone's throw from schools.

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

Montbrison – Beautiful plot with building potential in a prime location

Located on Rue de la Blanchisserie in Montbrison, this 2,587 m² plot will appeal to buyers seeking space, peace and quiet, and a natural setting close to amenities.

The property comprises:

a building plot of approximately 973 m²,

complemented by a large recreational area of 1,614 m² offering numerous possibilities for landscaping or creating a relaxation area.

Set in an elevated position overlooking the road, the plot benefits from a pleasant environment and a lovely sense of openness. An access road remains to be built, allowing for an entrance that will be perfectly integrated into the future building project.

This property offers a rare opportunity to design a home in a preserved setting whilst enjoying a large outdoor space.

For further information or to arrange a viewing of the plot, please contact us.

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

NOTES