LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A47168FHA12 Price: 88 000 EUR

agency fees to be paid by the seller

Rare Naucelle (12): Large Building Plot – Centre of village – 1098 m













INFORMATION

Town:	Naucelle
Department:	Aveyron
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	1098 m2

IN BRIEF

- Large Building Plot – Center of Naucelle Village (12) – 1,098 m²
- Location: Center of Naucelle village (12) – Schools, shops, train station, and buses within a 5-minute walk
- Areas: 520 m² + 578 m² (total 1,098 m²)
- Uses: Construction (house, investment) OR leisure (garden, vegetable patch, etc.)

ENERGY - DPE

DPE not required.

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

Rare Opportunity to Seize: Large Building Plot in Naucelle (Aveyron, 12) located in the Heart of Ségala, Midway Between Albi (81) – 35 min Away – and Rodez (12) – 30 min Away.

Situated in the very center of Naucelle (12), this building plot is currently used as leisure space (garden, vegetable plot, and storage area).

Fully fenced, it provides a secure and ready-to-develop environment. The plot also features two separate entrances on two different streets, ensuring optimal accessibility.

Key Advantages:
* Electricity already connected (Linky meter in place)
* Full utilities available at the public roadway: water, telecommunications, natural gas, and sewerage (main sewage system).
* Center of Naucelle village (12) – Schools, shops, train station, and buses within a 5-minute walk

A unique real estate opportunity with multiple possibilities!

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

NOTES