LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A47668PAP07 Price: 215 000 EUR

agency fees to be paid by the seller

Unique Opportunity: Building Plot (8,500 m) with Building Permit in a Picturesque Hamlet near Aubenas

EXCLUSIVE











INFORMATION

Town:	Aubenas
Department:	Ardèche
Bed:	3
Bath:	2
Floor:	146 m2
Plot Size:	8500 m2

IN BRIEF

Rare opportunity near Aubenas (between Lyon and Montpellier): a 8,500 m² plot (including 3,000 m² of buildable land and 5,500 m² of adjoining agricultural land) set in a peaceful, authentic hamlet with open views.

Key Features:

Ready to build: Utilities available at the plot boundary (water, electricity, fiber). Soil, rainwater management, and septic tank studies fully approved.

Permit included: Granted building permit for a modern single-story villa (284 m² footprint, 146 m² living space) featuring local stone accents.

Layout: Bright living room with open-plan kitchen opening onto a 58 m² covered terrace, 1 master suite, 2 bedrooms with en-suite bathrooms, 1 flexible room (office/studio), porch, and double

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

DESCRIPTION

Unique Opportunity: Building Plot (8,500 m²) with Building Permit in a Picturesque Hamlet near Aubenas

Are you dreaming of an exclusive home nestled in nature, offering absolute privacy and breathtaking views? Ideally located halfway between Lyon and Montpellier, just 10 minutes from Aubenas, lies this rare building plot. Situated in an authentic and characterful hameau (hamlet), the property spans a total of 8,500 m², featuring 3,000 m² of buildable land paired with an extra 5,500 m² of adjoining land(agricultural land).

This additional land gives you complete freedom: plant your own olive grove, keep animals at home, or simply enjoy your own sprawling, private meadow. Here, rich local heritage seamlessly meets the tranquility of preserved nature.

Fully Prepared – Ready to Build

All necessary land surveys and permit approvals have already been completed, ensuring a smooth and hassle-free building process:

Utilities: All main connections (water, electricity, and high-speed fiber internet) are available for hookup at the north-east border of the plot.

Surveys & Approvals: Soil study (étude de sol), rainwater management plan, and individual sanitation system (assainissement individuel) are all fully approved and validated.

Includes Architectural Plans & Permit for an Exclusive Villa

A stunning single-story architect-designed villa has already been approved for this plot, beautifully blending modern luxury with timeless regional features:

NOTES