LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A47751AHA66 Price: 112 000 EUR

agency fees to be paid by the seller

525 m building plot in Maureillas-las-Illas, quiet setting, near shops, Spain and Perpignan













INFORMATION

Town:	Maureillas-las-Illas
Department:	Pyrénées-Orientales
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	525 m2

IN BRIEF

Maureillas-las-Illas (66) – 525 m² building plot located in a quiet area, within walking distance of the town centre, shops and local services.

The plot enjoys a natural, leafy setting, open views, excellent sunlight and no direct overlooking. The neighbouring plots have already been developed.

Planning approval has already been granted for the construction of a villa. Plans and a project for a single-storey 3-bedroom house are also available, with planning permission already obtained.

The plot is sold unserviced, so connections to the various utilities will need to be arranged.

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

Maureillas-las-Illas is a traditional Catalan village in the southern Pyrénées-Orientales, close to the Spanish border and around 25–30 minutes by car from Perpignan. The village offers local shops and services while providing easy access to the coast, the Albères and Spain.

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An attractive opportunity to create a new home to your own specifications, while benefiting from an existing approved project if preferred.

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

NOTES