



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6631

• Land to build - Castillonnès •



## DETAILS

### Servicing :

- Potable water : Yes
- Electricity : Yes

**Operational certificate:** Ongoing

**Drainage/sewage:** Everything in the sewer

**Property tax:** Not specified

**Road:** Yes

Building plot of 1367m<sup>2</sup> serviced with valid building permit for a house with double garage and swimming pool.

1 367 m<sup>2</sup>  
Land

- Castillonnès -  
12 Place Jasmin  
47330 Castillonnès  
Tel : 05 53 40 22 69  
castillonnes@valadie-immobilier.com

Price fees included

**39 175 €**

Agency fees: 14,6 % VAT included\*  
Price without fees: 34 175 €

\*The agency fees are entirely at the cost of the purchaser



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## • Description ref n°6631 •

Building land, bounded, quiet, near a lake !!

This land is already serviced with water / electricity, the fiber is on site, the property can be connected to mains drainage.

A building permit has been filed and is valid for a house with a double garage and a swimming pool.

The house consists of: an entrance, a kitchen, dining room, living room, shower room, wc.

Upstairs: landing, a bedroom with balcony, dressing room and bathroom with wc, and a second bedroom with bathroom and wc.

The permit may be subject to modification or cancellation for a different project, the property being in a building zone.

The development tax has already been paid, ie 860 euros.

The approximate budget that has been costed is approximately 200,000 euros subject to fluctuations in material costs.

