



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7162

• 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 land of 1398m<sup>2</sup> serviced with valid building permit for a house of 120m<sup>2</sup> of living space with garage and carport.

1 398 m<sup>2</sup>  
Land

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

Price fees included  
**40 000 €**

Agency fees: 14,3 % VAT included\*  
Price without fees: 35 000 €

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





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## • Description ref n°7162 •

Building land, demarcated, quiet, with a lovely view of a lake!!

This land is already serviced by water/electricity, fiber is on site, the property can be connected to the sewer system. G1 and G2 soil studies carried out!

A building permit has been filed and is currently valid for a house of 120.76 m<sup>2</sup> with an additional garage of 22.91m<sup>2</sup> and a carport of 20.86m<sup>2</sup>.

The house consists of: an entrance, a living room/kitchen, a pantry, 2 bedrooms, an office (or 3rd bedroom), two bathrooms, a dressing room, a hallway, a toilet.

The development tax has already been paid, approximately 1900 euros.

The approximate budget that has been calculated is around 225,000 euros for a fully equipped house, including finishes, subject to fluctuations in material costs.

Note that the permit submitted may be subject to modification, or even cancellation in order to submit a permit for a completely different house, the land being in a building zone.

