

Building plot with views North of Béziers



INFORMATION

Town:	Magalas
Department:	Hérault
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	1775 m2

IN BRIEF

Building plot with views North of Béziers.

Rare to find. Building plot of 1,775 m² on a quiet location, at the end of a small road, on the edge of a fine residential area in a privileged setting near the wine-growing village of Magalas (school, shops, transport, etc.).

The plot has several olive trees and offers peace and quietness and nice views over the countryside.

A preoperational building authorization (CU) for the construction of a detached villa with a floor area of 200 m² with garage and swimming pool has been approved.

Services and utilities nearby.

A geotechnical study and surveyor's plans have been carried out and are available.

Free choice of the building company.

Exclusive listing.

Additional information on request.

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.

DESCRIPTION

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

LOCAL TAXES

Taxe habitation: EUR

NOTES