

Vendor flexible and open to offers! BUY ONE OR BOTH SITES – 2.4ha total, planning for 2 homes, space & privacy



INFORMATION

Town:	Maulichères
Department:	Gers
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	0 m2

IN BRIEF

FANTASTIC OPPORTUNITY in a peaceful location with a wooded area and pathway into the woods. This 2.4-hectare plot comes with planning permission for TWO HOMES. The possibilities are endless: build two houses and sell one, build one and sell the site, or retain the extra plot for privacy and expansive outdoor space – the choice is yours!

This truly is a once-in-a-lifetime opportunity. Get in touch now to arrange a viewing, and with the right agreements from the commune, you can begin building your bespoke permanent or holiday home, or even explore a business venture.

Located in a small village close to larger towns, you'll have plenty to see and do nearby.

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

Along a quiet road just a stones throw from an old church which is no longer in use you will find this wonderful large piece of land. It is quiet and peaceful with a few neighbouring properties.

The land has a wooded area within which are ancient grape vines.

Planning permission is in place for 2 properties alternatively you could choose to build just the one and have more land. It could be suited to animals and outdoor activities also.

If you are looking to create your perfect home, build your dream business or just enjoy the location this is a very well priced lifestyle prospect.

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