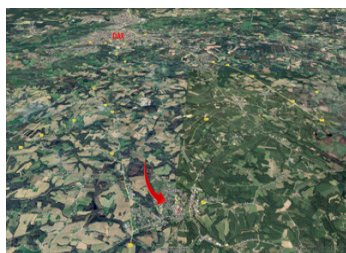
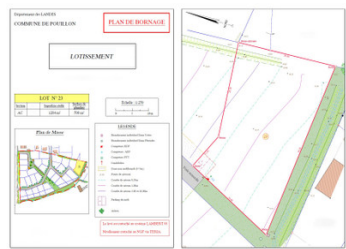


Building plot 1284 m - center of Pouillon - 12 mn from Dax

EXCLUSIVE



INFORMATION

Town:	Pouillon
Department:	Landes
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	1284 m2

IN BRIEF

Situated right in the centre of the village of Pouillon, just 12 minutes from the southern entrance to Dax, and around 500 metres from local shops and schools/colleges, this superb flat building plot with mains drainage benefits from a beautiful, peaceful setting!

With an authorised floor area of 500 m², you can build the house of your dreams without any constraints. Green surroundings, swimming pool, no annoying overlooking towards the south.

Located at the end of a cul-de-sac, no vehicles or pedestrians will ever disturb your peace and quiet. This is one of the best plots of land in the development!

The developer has already carried out a soil survey, so there are no costs to anticipate.

Contact us to arrange a viewing, as this is a rare property in the area.

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

Estimated notary fees for €115,000 : €10,000

Floor area available for construction 500 m²

Serviced

Mains drainage

Fibre

Soil survey carried out

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