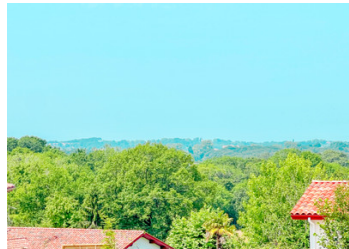
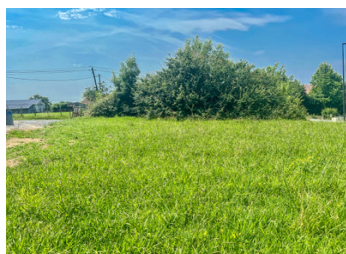


Basque country side - Villefranque – 700 m Serviced Flat Plot with Open Views, Near Village Center



INFORMATION

Town:	Villefranque
Department:	Pyrénées-Atlantiques
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	700 m2

IN BRIEF

Building Plot of 700 m² – Villefranque, South-West France

Located just a short walk from the village center of Villefranque, this attractive 700 m² flat building plot offers an ideal setting for your future home in the heart of the Basque Country.

The land is clearly demarcated (boundary marked) and benefits from water and electricity connections at the edge of the property. Situated in a residential area (UC zone of the local land use plan), it also comes with a positive urban planning certificate and G I soil study already completed.

Additional highlights:

Open, unobstructed views of the surrounding landscape

Quiet yet convenient location, just 10 minutes from Ametzondo Shopping Center (IKEA and major

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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Additional highlights:

Open, unobstructed views of the surrounding landscape

Quiet yet convenient location, just 10 minutes from Ametzondo Shopping Center (IKEA and major retailers)

Only 25 minutes from the beaches of the Basque coast (Biarritz, Anglet, Bidart)

Easy access to Bayonne, local schools, shops, and public transport

Villefranque is a charming and lively village, offering the perfect blend of rural tranquility

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