

Large Plot of constructible land for sale well situated in a calm location , utilities closeby

EXCLUSIVE



ENERGY - DPE

DPE not required.

INFORMATION

Town:	Marseillette
Department:	Aude
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	2969 m2

IN BRIEF

Large Constructible Plot in Peaceful Marseillette, Near the Canal du Midi

A superb opportunity to acquire a spacious plot of constructible land nestled in a calm and natural setting in the sought-after village of Marseillette. The land offers excellent development potential — it could be divided into individual plots, with utility connections (water, electricity, and mains drainage) close by.

Marseillette enjoys an exceptional location beside the Canal du Midi, surrounded by vineyards and open countryside, yet only 20 minutes from Carcassonne and its international airport. Perfect for a family project, a small development, or an investment in the sunny south of France.

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