

Custom build opportunity within walking distance of La Palme centre and near beaches



INFORMATION

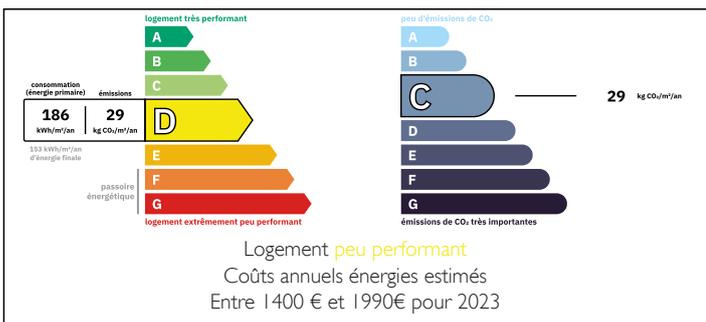
Town:	La Palme
Department:	Aude
Bed:	2
Bath:	1
Floor:	55 m ²
Plot Size:	1 149 m ²



IN BRIEF

In La Palme, just minutes from the sea, this 1,149 m² plot offers a pleasant natural setting, bordered by a stream flowing to the Mediterranean. Located within a 5 to 10-minute walk of the village centre and approx. 200 metres as the crow flies from the Étang de La Palme. The existing structure (approx. 55 m², partly an attached caravan) should be considered mainly for demolition or redevelopment, subject to planning permission. Includes a 17.5 m² workshop, a small outbuilding with shower and WC, and a 44 m² terrace with stone barbecue. Connected to mains drainage. A rare opportunity close to the coast in La Palme.

ENERGY - DPE



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

Just minutes from the Mediterranean, in the highly sought-after village of La Palme, this property primarily represents a rare opportunity: to acquire a 1,149 m² plot and create a bespoke construction project in a particularly pleasant natural environment.

Access is via a gate from the road, followed by a private track running alongside the neighbouring house and a wall behind which lies a small private pond belonging to another owner, with a right of way. According to available information, this pond may soon be offered for sale, which could represent an interesting opportunity in the future.

The plot is bordered by a small stream flowing directly into the sea, creating a peaceful and natural atmosphere.

The property is located just a 5 to 10-minute walk from the centre of La Palme and approximately 200 metres as the crow flies from the Étang de La Palme. Beaches are within easy reach:

- La Palme beach approx. 10 minutes by car
- Port-la-Nouvelle beaches approx. 13 minutes
- La Franqui beach approx. 15 minutes

Currently on the land stands a structure dating from 1982, with a surface area of approximately 55 m², partly composed of an attached caravan. This is to be considered primarily as a base to demolish or fully rebuild, allowing for a new construction project, subject to planning permission.

Additional features include:

- a small independent outbuilding with shower, WC and storage,
- a workshop of 17,5 m²,
- a terrace of approx. 44 m² with a stone-built barbecue.

The property is connected to mains drainage.
Heating..

LOCAL TAXES

Taxe habitation: EUR

NOTES