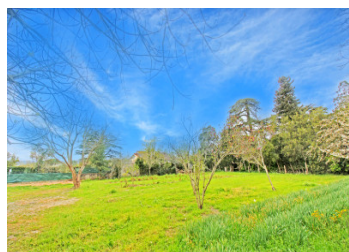


Large plot of flat buildable land in a village with amenities only 35 minutes from Toulouse



## ENERGY - DPE

DPE not required.

## INFORMATION

Town:	Labastide-d'Anjou
Department:	Aude
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	1600 m2

## IN BRIEF

This large flat plot of land is the perfect spot to create your new home in the heart of Labastide d'Anjou. The land is south facing with a view out of the village over the countryside. There is plenty of space to put in a pool if you wish, and all services (water/electricity/sewerage) are available on the edge of the plot. There are some established fruit trees, including a cherry tree and a fig tree as well as space for a vegetable garden.

The pretty village of Labastide d'Anjou has all key amenities and is well situated between Toulouse and Carcassonne. Castelnaudary is 10 minutes away, Toulouse 35 minutes, Carcassonne 40 mins and the Mediterranean coast 1h30. Get in touch now to start building your dream home in this delightful setting.

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