

BUILDING PLOT – PRIME CITY CENTRE LOCATION



INFORMATION

Town:	Saint-André-de-Cubzac
Department:	Gironde
Bed:	0
Bath:	0
Floor:	0 m ²
Plot Size:	337 m ²

IN BRIEF

337 m² building plot located in the heart of Saint-André-de-Cubzac, with an existing small structure. ABF protected area, flat and enclosed land, with main sewer connection available in the street. Suitable for a single-family home (single or two-storey). Rare property, ideal for a main residence or investment.

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

Located in the heart of Saint-André-de-Cubzac, this building plot with an existing small structure offers a great opportunity to bring your real estate project to life in a sought-after environment, close to shops, schools, and amenities.

With a surface area of approximately 337 m², this plot benefits from a pleasant urban setting and easy access.

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