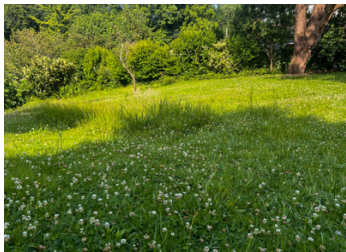


Beautiful building plot, 10 mns fromr Bayonne, in a quiet green setting, amenities within walking distance



## ENERGY - DPE

DPE not required.

## INFORMATION

Town:	Saint-Martin-de-Seignanx
Department:	Landes
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	879 m2

## IN BRIEF

In St Martin de Seignanx, 15 minutes from Bayonne, spacious, well-exposed plot of building with surface area 879 m2 will charm you with its green and peaceful setting a few minutes walk from the village, all amenities, nursery, schools, college, bus, shops on the market place..., an ideal place for your future home !

Privileged environment

Demarcated, with servicing at the edge of the land (water and electricity

Obtaining a declaration prior to the work.

G1 soil study carried out,

R+1 possibility with 15% footprint

Individual sanitation to be provided.

St Martin de Seignanx is a charming town with all the infrastructure for a pleasant family life, on the Basque Country and southern Landes border, at the gates of Bayonne, a few km from the beaches and the A 64 and A motorway access. 63. 45 minutes from Spain and one...

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

In St Martin de Seignanx, spacious, well-exposed plot of building with surface area 879 m2 will charm you with its green and peaceful setting a few minutes walk from the village, all amenities, nursery, schools, college, bus, shops on the market place..., an ideal place for your future home !

Privileged environment

Demarcated, with servicing at the edge of the land (water and electricity

Obtaining a declaration prior to the work.

GI soil study carried out,

R+I possibility with 15% footprint

Individual sanitation to be provided.

St Martin de Seignanx is a charming town with all the infrastructure for a pleasant family life, on the Basque Country and southern Landes border, at the gates of Bayonne, a few km from the beaches and the A 64 and A motorway access. 63. 45 minutes from Spain and one hour from the Pyrenees.

## LOCAL TAXES

Taxe habitation: EUR

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## NOTES