

Off grid serenity living with room to build your dream home

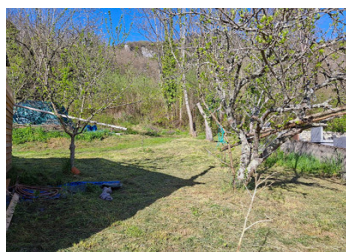


INFORMATION

Town:	Puivert
Department:	Aude
Bed:	1
Bath:	1
Floor:	32 m2
Plot Size:	4730 m2

IN BRIEF

This property has 2 plots of land, 1020m2 is buildable land with garden and 3710m2 into the forest. There is a tiny house which is 19m2, fully functional with a modern kitchen and space for a living room/bedroom combo, fireplace, and deck. In the garden are 2 sheds and another tiny house about 6m2 on one side which is used as a bedroom, and 4m2 on the other side which has a shower, sink and where the washing machine is. At the edge of the smaller parcel, next to the forest, is a perfect build site for a fantastic home with views across the valley to Puivert castle. Water and drainage are municipal but there is a water catchment with up to 3000 liter capacity. Power is connected to the solar panels already in place.

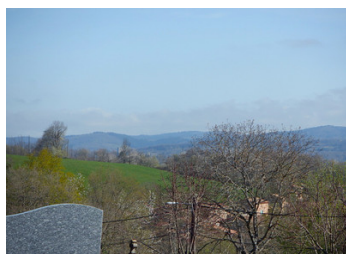


ENERGY - DPE

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

This property has 2 plots of land, 1020m² is buildable land with garden and 3710m² into the forest. There is a tiny house which is 19m², fully functional with a modern kitchen and space for a living room/bedroom combo, fireplace, and deck. In the garden are 2 sheds and another tiny house about 6m² on one side which is used as a bedroom, and 4m² on the other side which has a shower, sink and where the washing machine is. At the edge of the smaller parcel, next to the forest, is a perfect build site for a fantastic home with views across the valley to Puivert castle. Water and drainage are municipal but there is a well with up to 3000 liter capacity. Power is connected to the solar panels already in place.

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

LOCAL TAXES

Taxe foncière: 24 EUR

Taxe habitation: EUR

NOTES