LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A37765ROT66 Price: 83 400 EUR

agency fees to be paid by the seller

Serviced plot located in the new residential development L'Émeraude.

INFORMATION

Town:	Vinça
Department:	Pyrénées-Orientales
Bed:	0
Bath:	0
Floor:	200 m2
Plot Size:	510 m2

IN BRIEF

Land for Sale – 510 m² in the New residence L'Émeraude in Vinça

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.

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DESCRIPTION

Not to be missed: this 510 m² plot of land, ideally located in the brand-new L'Émeraude residential subdivision in Vinça, offers a peaceful lifestyle and a preserved natural environment, nestled between the sea and the mountains.

You'll enjoy 200 m² of constructible surface, perfect for constructing a detached house with a garden, swimming pool, or any other project of your choice, in accordance with local planning regulations. The land is fully serviced (water, electricity, and mains drainage available at the edge of the plot) and ready for your future home.

The L'Émeraude subdivision is Ideally located near shops, schools, and local amenities, and just 30 minutes from Perpignan.

A great opportunity in a sought-after area, combining quality of life and long-term investment.

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