

Land for sale with wood and former vineyard. Total area 1.13 hectares with planning for 2 homes.



INFORMATION

Town:	Maulichères
Department:	Gers
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	0 m2

IN BRIEF

FANTASTIC OPPORTUNITY in a peaceful location with a wooded area and pathway into the woods.

This 1.13-hectare plot comes with planning permission for TWO HOMES. The possibilities are endless: build two houses and sell one, build one and sell the site, or retain the extra plot for privacy and expansive outdoor space – the choice is yours!

This truly is a once-in-a-lifetime opportunity. Get in touch now to arrange a viewing, and with the right agreements from the commune, you can begin building your bespoke permanent or holiday home, or even explore a business venture.

Located in a small village close to larger towns, you'll have plenty to see and do nearby.

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

Along a quiet road, just a stone's throw from a disused old church, you will find this wonderful large piece of land. It is peaceful and private, with only a few neighbouring properties.

The land includes a wooded area with ancient grapevines.

Planning permission is in place for two properties. Alternatively, you could choose to build just one and enjoy more land. It could also be ideal for animals and outdoor activities.

Whether you are looking to create your perfect home, build your dream business, or simply enjoy the location, this is a very well-priced lifestyle opportunity.

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