

Serviced 682 m building plot with panoramic views, free choice of builder, 25 mins from Narbonne



INFORMATION

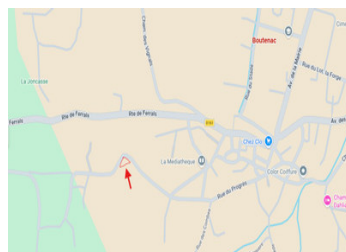
Town:	Boutenac
Department:	Aude
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	682 m2

IN BRIEF

Set on the heights of Boutenac, this formally surveyed 682 m² building plot enjoys panoramic views across the Corbières countryside, vineyards and surrounding hills. The land slopes gently towards the north-east and offers an attractive setting for a bespoke home, whether as a permanent residence, holiday retreat or investment project.

A detailed G2-AVP geotechnical study was completed in 2020 for a previous project comprising a villa with a partial upper floor, attached garage, terraces and swimming pool. The study found that conventional strip or isolated foundations could be considered, subject to adaptation to the final design and geotechnical recommendations.

The plot is buildable and serviced, with water, electricity, mains drainage and fibre internet stated as available. Any future development remains subject to current planning rules and permissions. Boutenac



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

The former site plan provides a useful illustration of how the land could be organised. It includes separate vehicle and pedestrian access, several parking spaces and different outdoor areas. The irregular shape of the plot allows scope for a creative, site-specific design that follows its natural contours.

Copies of the former plans and the full geotechnical report are available for consultation. These documents are provided for information and to illustrate the potential of the site; any new proposal must be assessed in accordance with the planning regulations in force and obtain the required authorisations.

Boutenac is a welcoming wine-producing village in the heart of the Corbières. Local amenities include a primary school, grocery shop, Intermarché Contact supermarket, butcher and media library, making everyday life both practical and enjoyable.

Distances:

Lézignan-Corbières: 16 minutes

Narbonne: 25 minutes

Mediterranean beaches: approximately 45 minutes

Carcassonne Airport: 40 minutes

Béziers Airport: 50 minutes

Perpignan Airport: 1 hour 10 minutes

Montpellier Airport: 1 hour 20 minutes

Please contact us for further information, copies of the available documents or to arrange a viewing.

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

NOTES