

240 000 €

Contact agency

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For sale land

Surface : 4900 m²

Field appearance : trees

Exposition : Sud est

View : Panorama Naturel

Features :

CALM, Marked, Isolated



Land 1346 Boutenac

For sale: Exceptional plot of 4900 m² on the heights of Boutenac. Treat yourself to the unique opportunity to build your architectural gem in the village of Boutenac, a true haven of peace in the heart of the Corbières, renowned for its natural setting and quality of life. Ideally located, Boutenac enjoys excellent accessibility: just 30 minutes from the Mediterranean beaches, close to motorways, and less than an hour from Toulouse and Montpellier, two large, dynamic and attractive cities. Nature and heritage lovers will be captivated by the region's wealth of tourist attractions, with its vineyards, châteaux, and hiking trails. Boutenac, with its authentic charm and unspoiled environment, offers both peace and quiet, while remaining close to major business hubs. This 4900 m² plot, including 2089 m² of building land, and 2800 m² of Natural Wooded Zone offers a breathtaking view of the pine forest to the SE and the Lezignanais as well as the Montagne Noire to the NW, all in an exceptional setting, serviced (water, electricity, sewerage), without subdivision, and free of any construction. A rare opportunity to seize for an exceptional residential project. The construction regulations file for zone AU1 is available upon request. This property is a rare opportunity on the local market, combining space, a prime location, and a natural setting. Price: €240,000. Don't miss out on this rare gem. Agency fees payable by the seller.

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