

100 000 €

**Contact agency**

**D'Habitat <<L'agence immobilière>>**

1 rue Vincent Faita

30000 Nîmes

04.66.70.22.22 / info@ericdelhomme.com

**For sale unbuildable land**

**Surface : 7406 m<sup>2</sup>**

**Field appearance :** terraced

**Exposition :** Sud

**View :** Dégagée

**Features :**

CALM, Fenced, Marked, Plot divisible



**Unbuildable land Cotignac**

Notice of value From 06/01/2023 Address of the property: chemin des chanterelles - 83550 - Vidauban - France. Description of the property: Estimate of the real estate project in the municipality of Vidauban. Country setting and quiet. Land of 3,600 m<sup>2</sup> divisible and bounded into 3 plots of 1200m<sup>2</sup>, 1100m<sup>2</sup> and 1300m<sup>2</sup> Beautiful southern exposure, Access is concreted as well as the turning area are made. The EDF and rainwater connections are nearby, Fire hydrants are installed. The right-of-way is 20% of the entire land. The study also reveals that there is a possibility of a re-division of the land which would bring a total of 6 plots. Need to consider a sewage treatment plant, because there is no connection to mains drainage. Cadastral reference of the plot 000BE 129 Cadastral capacity of the plot 2402m<sup>2</sup> plot divided into two lots See attached plan. Cadastral reference of the plot 000BE 82 Cadastral capacity of the plot 1200m. UC classified plots located south and east of Sainte-Brigitte. PPRI zoning: EN 3 low to moderate risk. Non-collective sanitation area. Suitability of soils for autonomous sanitation: Favorable zone 0 constraints The footprint of constructions is limited to 20% of the area of the land. Height of constructions cannot exceed 7.5 meters. Constructions must be set up at a distance of at least 4 m. After study, I confirm that plots BE 129 and BE 82 can be divided into lots.

Document non contractuel

18/05/2024 - Prix T.T.C

