

Price on request

Contact agency

CIM Occitanie - Montauban

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For sale land

Surface : 562 m²

Field appearance : flat

Exposition : Plein sud

Features :

Building-estata



Land 10206 Montgaillard-Lauragais

FOR SALE - We are offering two building plots for sale in the commune of Avignonet-Lauragais, providing a pleasant living environment and strong construction potential. Plot 1 – 503 m² This plot has a width of 15 m and a length of 32 m. The building can be positioned between 0 and 5 meters from the road, with a minimum setback of 3 meters from the boundary line. The land is flat, fully serviced, and connected to water, electricity, as well as the main sewer system. Plot 2 – 564 m² The second plot measures 14 m in width and 40 m in length. The building regulations are the same as for Plot 1: construction is allowed between 0 and 5 meters from the road, with a required 3-meter setback at the property boundary. Like the first plot, this land is flat and serviced, with all utilities already installed. Common advantages of both plots Both parcels enjoy a south-facing orientation, ensuring optimal sunlight throughout the day. Their quiet, residential setting makes them an ideal location for a lasting construction project. Just 5 minutes from the public primary school Auguste Fourès, these plots represent an excellent opportunity for a family home or a long-term investment. Information regarding risks to which the property is exposed, including the legal obligation for brush clearing, is available on the Géorisques website:

<http://www.georisques.gouv.fr>. To arrange a viewing, please contact Christian

HAMON, Sales Agent Tel. 06 62 11 40 94 or by email at

urban number 488 831 058. The asking
ued. Agency fees are payable by the

