

house for sale Canyelles, Garraf



Urban land of 770 square meters, located in one of the best areas of Canyelles, just a few minutes on foot from all services and the charming historic center.~~The plot faces south, ensuring sunlight all day. It borders a built house on one side and, to the south and the other side, green areas, providing privacy and pleasant views.~~The land includes a started construction, consisting of foundation, sanitary slab, and load-bearing walls, designed for a house of about 150 m2. This structure can be fully or partially used, depending on the new owner's project.~~It is a 10-minute drive from Vilanova i la Geltrú, Sitges, or Vilafranca del Penedès.~~Applicable urban regulations correspond to key R6a2 and allow the construction of a detached single-family home.~Maximum allowed height: Ground Floor + First Floor (max. 7.00 m).~Setback from boundaries: 2 meters on the sides and 3 meters from the street.~Maximum plot coverage: 40%.~Maximum buildable area: 0.41 m2 built /m2 plot.~~At Grup Living, we offer a comprehensive service to guide you through the entire process of building your home, from purchasing the land, obtaining building permits, hiring and coordinating architectural and construction services. We can also assist you with financing for self-construction.~~For more information, do not hesitate to contact us.

property details

Spanishestate id:	6318759
reference::	TCANY11
close to/ located:	Canyelles
region:	Garraf
property type:	house
rooms:	not available
property surface:	- m2
surface plot:	770 m2
price:	€ 126.000

contact

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