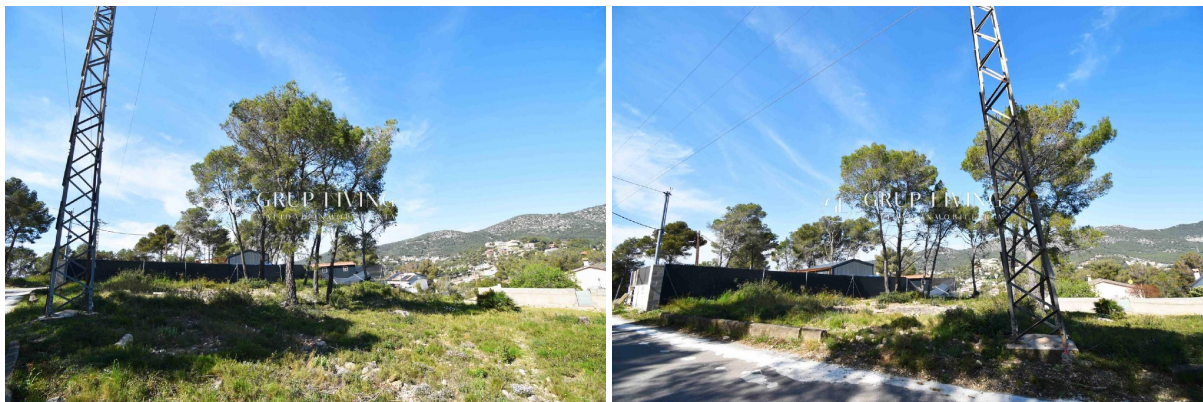


house for sale Canyelles, Garraf



Beautiful plot for sale located in the residential area of Les Palmeres, in Canyelles. The plot has a surface area of 445 m², with an 18-meter frontage, and is practically flat, making it easy to build a future home.~~Thanks to its location in an elevated area of the development, it offers a pleasant sense of openness and lovely unobstructed views. It is located at the edge of the buildable area, so no construction is allowed on its south side, ensuring greater privacy and uninterrupted views.~~An ideal setting to build a home in a peaceful environment, surrounded by nature and with good connections to main services and access roads.~~It is 10 minutes by car from Vilanova i la Geltrú and 15 minutes from Sitges or Vilafranca del Penedès.~~The applicable urban planning regulations correspond to code R6d1 and allow the construction of a detached single-family home.~Maximum permitted height: Ground floor + First floor (max. 7.00 m).~Minimum distance to boundaries: 3 meters from the sides and 6 meters from the road.~Maximum occupancy: 30%.~Maximum building ratio: 0.55 m² built / m² land.~~At Grup Living, we offer a comprehensive service to guide you through the entire process of building your home, from purchasing the plot, obtaining building permits, hiring and coordinating architectural and construction services. We can also assist you in obtaining financing for self-development.~~For more information, please do not hesitate to contact us.

property details

Spanishestate id:	6364679
reference::	TCANY06
close to/ located:	Canyelles
region:	Garraf
property type:	house
rooms:	not available
property surface:	- m²
surface plot:	- m²
price:	€ 55.000

contact

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