

## house for sale Sant Pere De Ribes, Garraf



Beautiful 675-square-meter plot, practically rectangular in shape (20 m wide x 34 m deep), located on a quiet street close to the exit of the residential area.~~The land is cleared and almost flat, with a slight elevation difference from the street level. It enjoys an excellent southwest orientation, ideal for building a house aligned with the street, with a sunny garden and swimming pool at the rear.~~Regulations allow for the construction of a single-family home of up to 400 m2 built area.~The applicable urban planning regulation corresponds to the Garden City Zone, Intensity III (Code 10.1cc).~Maximum permitted height: Ground Floor + First Floor (max. 8.00 m).~Minimum setback distances: 3 meters from the rear and sides, and 6 meters from the street.~Maximum occupancy: 30% + 5% for auxiliary buildings.~Maximum buildability: 0.80 m2 built area per m2 of land.~~At Grup Living, we offer a comprehensive service to guide you through the entire process of building your home—from purchasing the plot and obtaining building permits to contracting and coordinating architectural and construction services. We can also help you obtain financing for self-promotion projects.~~For more information, don't hesitate to contact us.

### property details

Spanishstate id: **6315624**  
reference:: **TMASALBA25**  
close to/ located: **Sant Pere De Ribes**  
region: **Garraf**  
property type: **house**  
rooms: **not available**  
property surface: **675 m2**  
surface plot: **675 m2**  
price: **€ 165.000**

### contact

real estate agent: **Grup Living Sitges**  
name: **Jaume Domingo**  
spreekt: **English, French, Spanish**  
telefoon: **+34931185777**