



LAND FOR SALE IN PEDRET AND MARZÀ

Land facing northeast with a slight slope, it has 615 m2 and is located in the town of Vilanova de la Muga (Pedret i Marzà) in the urbanization called "Salats".

As a construction idea, at street level we find a 44.05 m2 garage where two cars and a motorcycle can fit. This would have a forklift to access the "storage" area that is located in the kitchen and three double bedrooms, in the area. At the main entrance and hallway that connects the right wing with the left, we find central stairs to go down to the lower part, with the detail that these stairs are open to let in all possible light into the rooms. On the left would be the master bedroom with a dressing room and full bathroom, next to the laundry room.

On the lower floor there is the space for the open concept kitchen and large windows overlooking the covered outdoor terrace for the barbecue and summer dining area. Central part with dining table next to the living room. Taking advantage of the stairwell you would find the "machinery" room for the aerothermal energy and meters.

The buildability index of this is 35% of the property, so a house divided into two floors and a garage of 208 m2 can be built. Being useful a total of 119.08 m2 that will be used for the ground floor of 68.55 m2, the first floor of 95.47 m2, and. It also has a large landscaped outdoor area, where you can build a 6x3 pool approx.

The town of Pedret is a dispersed population place and Marzà, one kilometer away, is a grouped population center and the administrative capital. It separated from Vilanova de la Muga in 1933, to which it had belonged since 1846. Nearby we can find the train from Barcelona to France that crosses the western sector of this term, passing a few meters from Marzà. This town is connected by a local road to the nearest station, which is Vilajuïga. A local paved road takes you from Pedret to Pau (3 km) and on the road from Roses to Vilajuïga. Local roads lead to Vilanova de Muga and Castelló d'Empúries.

If you acquire this plot, you can make your dreams come true by building from scratch the house that best suits you and your needs.

Don't hesitate to visit it!

Transaction
Category

Sale
Plot

130.000 €

