

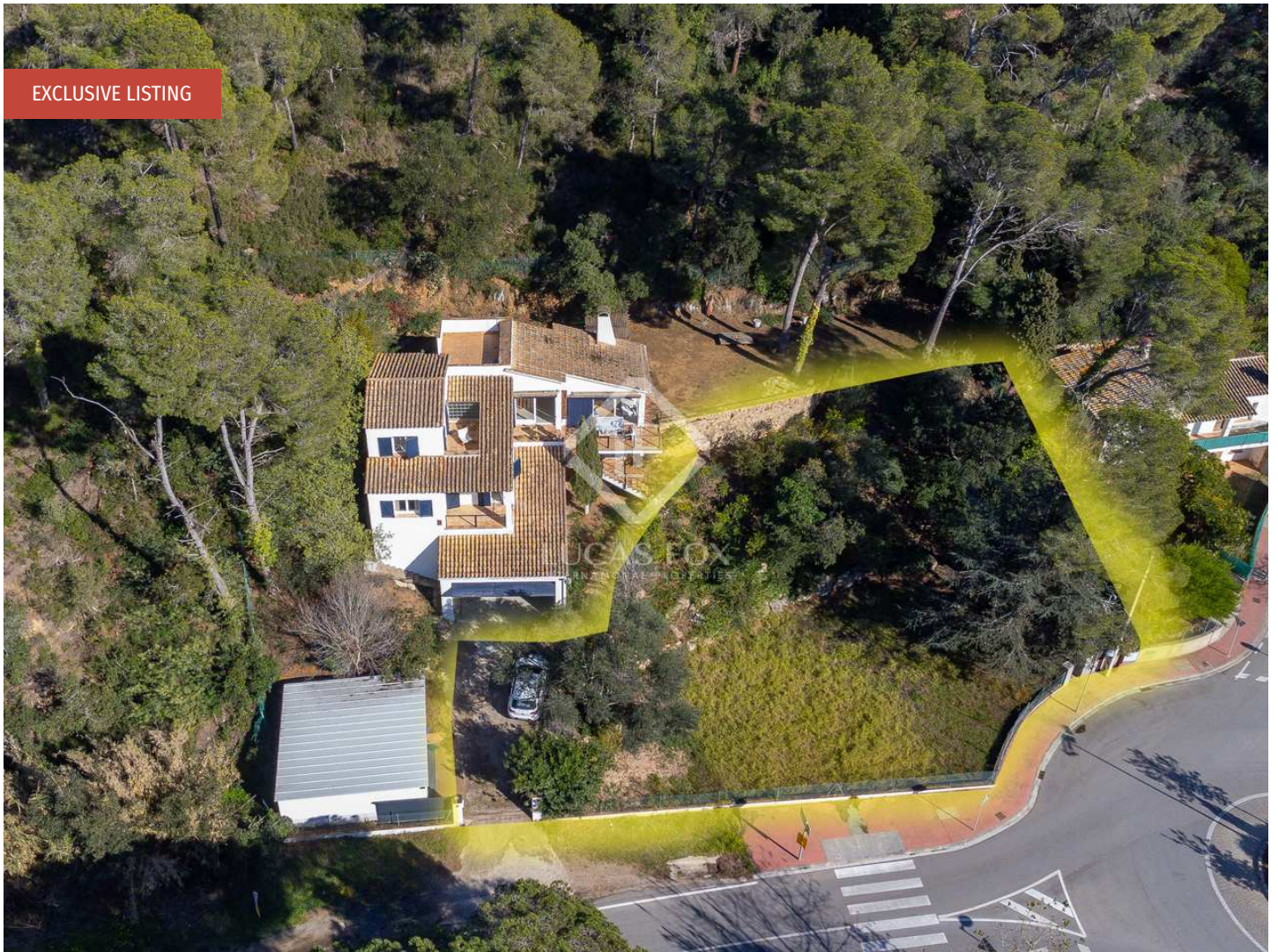
€550,000 Plot - For sale - Exclusive listing

## Flat plot of 800 m<sup>2</sup> for sale within a short walking distance from the beach in Llafranc

Spain » Costa Brava » Llafranc / Calella / Tamariu » 17211

**800m<sup>2</sup>**

Plot size



Contact us today for more information or to arrange a viewing

+34 872 22 32 62 • [costabrava@lucasfox.com](mailto:costabrava@lucasfox.com) • [lucasfox.com](http://lucasfox.com) • Calle Forgas i Elias 6, Begur, Spain

€550,000 Plot - For sale - Exclusive listing

## Flat plot of 800 m<sup>2</sup> for sale within a short walking distance from the beach in Llafranc

Spain » Costa Brava » Llafranc / Calella / Tamariu » 17211

**800m<sup>2</sup>**

Plot size

### OVERVIEW

## Excellent flat plot of 800 m<sup>2</sup> for sale, with easy access, and located within a short walking distance from the beach in Llafranc, Costa Brava.

An exceptional opportunity in the highly sought-after area of Llafranc. This flat building plot spans 800 m<sup>2</sup>, offering a prime location with easy access, and a short and easy walk to the stunning Llafranc Beach.

Situated in one of the most desirable neighbourhoods of Llafranc, this plot boasts a convenient and gentle terrain, making it easily accessible without steep slopes.

The photos provide an example and an indication of the borders of the plot, segregated from the neighbouring property.

The current regulations allow:

- the possibility to build a detached property of 2 floors (ground floor + 1)
- a build of 0.4 m<sup>2</sup> roof per m<sup>2</sup> plot = approximately 320 m<sup>2</sup> of built surface area
- a maximum occupancy rate of 25%

Take this unique opportunity to craft a bespoke home in the heart of Llafranc. The sought after location, coupled with the plot's favourable features, makes this a standout investment and an extraordinary chance to create a residence perfectly tailored to your preferences.



[lucasfox.com/go/cbr48241](https://lucasfox.com/go/cbr48241)

**Contact us today for more information or to arrange a viewing**

+34 872 22 32 62 • [costabrava@lucasfox.com](mailto:costabrava@lucasfox.com) • [lucasfox.com](https://lucasfox.com) • Calle Forgas i Elias 6, Begur, Spain

€550,000 Plot - For sale - Exclusive listing

## Flat plot of 800 m<sup>2</sup> for sale within a short walking distance from the beach in Llafranc

Spain » Costa Brava » Llafranc / Calella / Tamariu » 17211

**800m<sup>2</sup>**

Plot size



Important Information relating to properties offered by Lucas Fox. Any property particulars are not an offer or contract, nor part of one. You should not rely on statements by Lucas Fox in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Neither Lucas Fox nor any associated agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Prior the signature of any document concerning the property we recommend that all purchasers consult an independent lawyer and if necessary carry out a survey of the property to ascertain condition / measurements. Areas, measurements and distances given are approximate only and should be checked by the purchaser.

**Contact us today for more information or to arrange a viewing**

+34 872 22 32 62 • [costabrava@lucasfox.com](mailto:costabrava@lucasfox.com) • [lucasfox.com](http://lucasfox.com) • Calle Forgas i Elias 6, Begur, Spain