

€375,000 Plot - For sale

Buildable plot in a natural and well-connected setting for sale in El Gironès, Girona

Spain » Girona » El Gironès » 17243

1,163m²

Plot size



Contact us today for more information or to arrange a viewing

+34 872 22 32 62 · girona@lucasfox.com · lucasfox.com · Santa Clara 37, Girona, Spain

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Unique opportunity: Building plot in a natural and well-connected setting for sale in El Gironès, Girona

Plot with great building potential in Llambilles

Located in an established area, just minutes from Girona and with quick access to the Gavarres Natural Park, this plot offers the perfect opportunity to create a unique, custom-designed property with every possible comfort. With a surface area of 1,163 m², according to the topographical plan, the land allows for the construction of up to 349 m² of roof space distributed over the ground floor and floor floor (ground floor + first floor) with a maximum height of 6.5 m.

The possibilities are endless, as a house can be designed with a basement or semi-basement—ideal for a garage, wine cellar, or multipurpose space—without this being counted toward the buildable area. Furthermore, the open area allows for the construction of a swimming pool, barbecue area, and auxiliary buildings on the ground floor of up to 20 m², perfect for enjoying the outdoors and the privileged surroundings this location offers.

The plot is served by all public amenities : electricity, water, sewage, and fiber optics. As an added bonus, it has its own well, ideal for exterior irrigation and for optimizing the maintenance of the garden and pool.

An exceptional opportunity to design your home in a peaceful, well-connected setting with the natural beauty of the Gavarres within easy reach.



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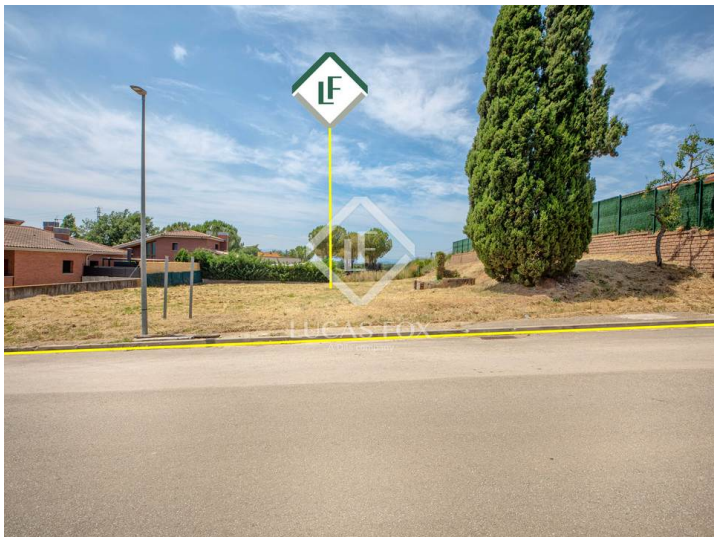
Well, Transport nearby,
Near international schools

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