



**FOR SALE**  
**Building Ground**  
**€ 245,000**

Urba. det.: Vg



## Villers-la-Ville

**Plot 13.05 ares with permit for 2 3-façade villas**

	No		No	<=>	36.61m	↑↓	35.78m
	19.76m		9.42m		1305m <sup>2</sup>		

**Marbais – Building plot for sale of approx. 13.05 ares with permit for the construction of a building comprising two single-family dwellings.** The permit allows the construction of two semi-detached single-family villas.

**Right villa** ± 285 m<sup>2</sup> (± 225 m<sup>2</sup> living space) on ± 7.8 ares: living room, fitted kitchen, office, 4 bedrooms, 2 bathrooms, 1 shower room, garage for 1.5 cars, parking, terrace and garden.

**Left villa** ± 290 m<sup>2</sup> (± 225 m<sup>2</sup> living space) on ± 5.2 ares: identical layout.

📍 Rue Lorrain - 1495 Villers-la-Ville



**Peetroons Fabienne**

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Sweet Home Properties IPI:500912

Ref. 7334997

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### Main Characteristics

Ground Surface	1305 m²	Depth Of Ground Depth & ...	35.78 m	Width (M) Of Area To Be B...	19.76 m
Depth (M) Of Area To Be B...	9.42 m	Width	36.61	In Allotment	No
Plot Separated From The S...	No				

### Financial

VAT Applied	No	Land Registry Income (€)	14 €	Easement	No
Summons	No	Building Permission	yes	Purpose Of The Building	private - housing
Intimation	No				

### Exterior

Sewage	yes	Electricity	yes	Water	yes
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### Ground & Communication

Type Of Environment	city	Flooding Type	not located in flo...	Nearby Shops	yes
Shops	800 m	Nearby Schools	yes	Schools	400 m
Nearby Public Transports	yes	Public Transports	200 m	Nearby Sport Center	yes
Sport Center	1000 m	Nearby Highway	yes	Highway	4000 m

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**Marbais – Building plot for sale of approx. 13.05 ares with planning permission for the construction of two semi-detached single-family houses.**

The right-hand villa is located on a plot of approx. 7.8 ares and offers a total gross surface area of approx. 285 m<sup>2</sup>, including approx. 225 m<sup>2</sup> of living space.

The left-hand villa is situated on a plot of approx. 5.2 ares and offers a total gross surface area of approx. 290 m<sup>2</sup>, including approx. 225 m<sup>2</sup> of living space.

The right-hand villa, according to the approved plans that may be built by the future purchaser of the land, is composed as follows:

Ground floor: entrance hall, laundry room, 2 cellars, garage for 1.5 cars and outdoor parking space.

First floor: hall, living room of approx. 41 m<sup>2</sup>, fully equipped kitchen, office, terrace and garden.

Second floor: spacious night hall, 3 bedrooms (approx. 16-15-12 m<sup>2</sup>) and 2 bathrooms.

Third and top floor: one bedroom of approx. 18 m<sup>2</sup>, shower room and storage space.

The left-hand villa, according to the approved plans that may be built by the future purchaser of the land, is composed as follows:

Ground floor: entrance hall, laundry room, 2 cellars, garage for 1.5 cars and outdoor parking space.

First floor: hall, living room of approx. 45 m<sup>2</sup>, fully equipped kitchen, office, terrace and garden.

Second floor: spacious night hall, 3 bedrooms (approx. 16-15-12 m<sup>2</sup>) and 2 bathrooms.

Third and top floor: one bedroom of approx. 18 m<sup>2</sup>, shower room and storage space.

Permit number : 043/2024

The information and surface areas are provided for information purposes only and are not contractually binding.



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