



## PAU Land for sale with project and building permit included.

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O-2066 Pau

This is a project for the new construction of a detached single-family house.

This detached single-family house consists of a ground floor and a basement. The roof of this dwelling is flat.

Minimum plot area 410 m<sup>2</sup>.

Minimum frontage 13.05 m

Occupation 40% = 163,47 m<sup>2</sup>

Buildable area 157,37 m<sup>2</sup>

Maximum height PB+1= 6,5 m PB= 3,60 m

Separation from street - m 6 m

Ground floor:

It is distributed as follows:

Entrance through the central area of the façade, with a central corridor, where the rooms and bathrooms are developed on both sides of the corridor.

bathrooms on both sides of the corridor. With 3 rooms on the right side, and a suite room on the left side, with a small office.

left side, with a small office. At the end of the corridor there is access to the living-room, kitchen and from the kitchen to and stairs leading down to the basement.

Basement floor:

To the basement floor, the garage is developed.

Outside :

Externally we have a porch in front of the living room and kitchen, and a small outdoor bathroom.

Outdoor swimming pool of 5x3,5

The main entrance is through a small entrance porch inside the front level.

Transaction	Sale
Category	Plot
Work category	New construction
Plot	410 m <sup>2</sup>

160.000 €

