



### Your future home in the heart of Riudellots de la Selva.

*Flat plot of 327 m<sup>2</sup> for a single-family home PB+1: custom design, secure investment, and village life with all amenities.*

In the heart of Riudellots de la Selva, on the central Canigó street, an urban plot of 327 m<sup>2</sup> is offered, completely flat and ready to materialize your residential project without the need for earthworks. With a maximum occupancy of 40%, the buildable footprint on the ground floor reaches 132 m<sup>2</sup>, while the buildability of 0.8 m<sup>2</sup>/m<sup>2</sup> allows for a total of 264 m<sup>2</sup> distributed over the ground floor and first floor (132 m<sup>2</sup> per floor), in accordance with the PB+1 regulations. Located just steps away from shops, schools, green areas, and public transport, this plot guarantees a solid investment in a consolidated area that is constantly appreciating. Perfect for the construction of a bespoke single-family home, it offers the necessary versatility to adapt to both modern and traditional designs. Don't miss this opportunity to build the house of your dreams in this tranquil municipality. For more information and visits, contact us!

Transaction	For sale	Category	Plot
Situation	CANIGÓ, 24, Riudellots de la Selva	Plot	327 m <sup>2</sup>

**Price**                    **130.000 €**

