



PROPERTY TYPE: Land

LOCATION:

TOWN: Santiago e S. Simão Litem e Alb. Doze

COUNTY: Pombal

DISTRICT: Leiria

TYOLOGY: Not Applicable

STATUS: Not applicable

TYPE OF BUSINESS: Sale

REFERENCE: 735

GROSS AREA: m2

LAND AREA: 3750 m2

ENERGY CERTIFICATE: Isento

PRICE: 29500 euros

### DESCRIPTION:

Building plot with the possibility to build a detached house.

It is a rustic terrain of 3,750 sqm. From this approximately 2200 sqm is urban area and 40% can be built with a detached house or other destinations.

It is a quiet area with only a house on the other side of the road. Since this is the edge of the urban area, no houses will be allowed to be built next to it.

The plot is south facing and has a fantastic sun exposure. There are a lot of olive trees and some fruit trees on the property. But also a few pine and eucalyptus trees.

Electricity and water are available on the road. A septic tank must be installed for sewerage.

A topographic map has also been made. The drawing shows how a house can be situated on the plot.

The terrain is located on a paved road in Outeiro Alto, about one km from the village of Santiago de Litem, where basic facilities are available, such as a bank, mini market, health center, pharmacy, paderia, greengrocer, butcher and some cafes. The city of Pombal is a 10-minute drive away. Here are all the amenities needed for daily life, such as several large supermarkets, a shopping mall, a wide range of shops and there is also a hospital. A larger city like Leiria is about half an hour away and Coimbra 45 minutes. The beach is

about a 40-minute drive.



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