

Land Te koop in Pinoso, Alicante

49.500€



Rustic plot for sale in the municipality of Pinoso (Alicante region)

Beautiful rural plot of 10,000 m², planted with almond trees, located in a quiet area with open views of the mountains and surrounding landscape.

According to the cadastral registration (Catastro), the plot appears slightly smaller than 10,000 m², but this must be corrected, as the official Land Registry (Registro de la Propiedad) lists the correct surface area of 10,000 m². The Land Registry is leading, so this is the valid measurement used for building purposes.

With its 10,000 m², this plot meets the minimum requirement to build a house on rural land.

The plot is located within the so-called "Patricova zone," an area designated by the authorities as potentially flood-prone. In practice, however, almost all plots in the area have the same classification, and several houses have been built.

The Patricova designation does not automatically mean that the entire plot is at real risk of flooding.

To obtain a building licence, an architect can carry out an "estudio de inundabilidad" (flood risk study).

This study determines where any water drainage or mild run-off could occur, allowing proof to be presented to the municipality of which parts of the plot are safe for construction.

Thanks to such studies, other new-build houses in the area have been authorised and constructed.

 0 slaapkamers

 0 badkamers

 10.000m² Perceelgrootte