

Reference: **VE43**
Property type: Land
Sale/rent: For sale
Price: **128.000 €**
Condition: Not developable



Address: Poligono 8
Town: Platja d'Aro
Province: Girona
Postal code: 17250
Zone: Riembau

ESCALA DE LA CALIFICACIÓN ENERGÉTICA	Consumo de energía kWh/m ² año	Emisiones kgCO ₂ /m ² año
A más eficiente		
B		
C		
D		
E		
F		
G menos eficiente		
In process		

Sqm built: 10787 **Orientation:** southeast

Description:

VE 43 Agricultural land for sale in Platja d'Aro. Riembau area and Aro tennis club.

Dimensions: 10,787 m² facing SOUTH EAST.

CHAPTER SEVEN AGRICULTURAL PROTECTION (Key 20) Art. 318. Definition and uses.

It corresponds to the areas that maintain crops that the Plan wants to protect, in accordance with the provisions of Law 18/2001, of December 31, on agricultural orientation of Catalonia, based on the social and environmental recognition of agricultural activity and its multifunctional character, as a producer of food and other goods, as an element of territorial balance, especially in the face of urban pressure, preservation of the landscape and biodiversity, and the natural and cultural heritage of the municipality.

Uses related to agricultural and livestock activity are allowed, in accordance with the nature of the farms included in this area. In addition, rural tourism activities and other uses established in article 47 of the TRLUC, for non-developable land, are also allowed.

The plots or areas occupied by forest land will comply with the conditions established by Law 6/1988, of March 30, Forestry of Catalonia.

Art. 319. Building conditions.

1. No new buildings will be allowed in this area if they are not directly linked to agricultural use.

Rehabilitation works and extensions are allowed in those buildings included in the catalog referred to in article 302 to allocate them to family housing, to a hotel establishment excluding the modality of hotel apartment, rural tourism, catering or leisure education activities, under the conditions set out in the aforementioned catalog of farmhouses and rural houses.

In accordance with the purpose and procedure set out in current urban planning legislation (articles 47.4 and 48 of the TRLUC), works or installations of public interest may be authorized.

2. When the building that is the object of the works is protected in whole or in part by the Catalog of goods to be protected of the municipality, the intervention will be adapted to what is prescribed by its regulations.

3. Any building that is authorized in this area, including greenhouses, will maintain a minimum separation of 3 meters at the boundaries of the plot and 10 meters at the center of the paths and avenues, while the fences will be separated at least of 6.5 meters from the said axis of the roads as established in article 303 of these regulations, and in any case they will respect the building distances set in the road legislation.

4. Under no circumstances may properties be divided or segregated below the minimum cultivation unit set for this area, which is currently 4.5 Ha.
