

|   |                        |  |          |       |    |  |  |    |     |    |                        |    |    |    |    |      |             |         |                   |       |                     |    |         |     |         |    |       |    |         |    |                       |      |       |      |         |      |     |     |      |        |   |    |    |    |      |    |        |    |      |     |      |    |      |    |     |     |    |     |        |     |        |
|---|------------------------|--|----------|-------|----|--|--|----|-----|----|------------------------|----|----|----|----|------|-------------|---------|-------------------|-------|---------------------|----|---------|-----|---------|----|-------|----|---------|----|-----------------------|------|-------|------|---------|------|-----|-----|------|--------|---|----|----|----|------|----|--------|----|------|-----|------|----|------|----|-----|-----|----|-----|--------|-----|--------|
| 物件名   | 松山市ひばりヶ丘               | 価格   | 1,200 万円 | (非課税) | 交通 | JR予讃線「三津浜」駅 徒歩4分<br>伊予鉄道高浜線「三津」駅 徒歩15分<br>伊予鉄道高浜線「山西」駅 徒歩16分 |  |    |     |    |                        |    |    |    |    |      |             |         |                   |       |                     |    |         |     |         |    |       |    |         |    |                       |      |       |      |         |      |     |     |      |        |   |    |    |    |      |    |        |    |      |     |      |    |      |    |     |     |    |     |        |     |        |
|   | 中古戸建                   |  |          |       | 所在 | (地番)松山市ひばりヶ丘3757番47<br>(住居表示)4-9                             |  |    |     |    |                        |    |    |    |    |      |             |         |                   |       |                     |    |         |     |         |    |       |    |         |    |                       |      |       |      |         |      |     |     |      |        |   |    |    |    |      |    |        |    |      |     |      |    |      |    |     |     |    |     |        |     |        |
| 中古戸建・松山市ひばりヶ丘おすすめポイント！  |                        | ※図面と現況に相違がある場合は、現況を優先します。  |          |       |    |  |  |    |     |    |                        |    |    |    |    |      |             |         |                   |       |                     |    |         |     |         |    |       |    |         |    |                       |      |       |      |         |      |     |     |      |        |   |    |    |    |      |    |        |    |      |     |      |    |      |    |     |     |    |     |        |     |        |
| <p>中古戸建(リフォーム履歴あり)としても<br/>売土地(建築条件なし)としても<br/>検討可能です！</p> <p>徒歩圏内に駅、ドラッグストア、金融機関、スーパーなどが<br/>点在しており、利便性の高い立地ですが、閑静な住宅地です！</p> <p>お気軽にお問い合わせくださいませ♪</p> |                        |  |          |       |    |  |  |    |     |    |                        |    |    |    |    |      |             |         |                   |       |                     |    |         |     |         |    |       |    |         |    |                       |      |       |      |         |      |     |     |      |        |   |    |    |    |      |    |        |    |      |     |      |    |      |    |     |     |    |     |        |     |        |
|   |                        | <table border="1"> <tr> <td>権利</td><td>所有権</td></tr> <tr> <td>面積</td><td>公簿: 200.59m² (約60.67坪)</td></tr> <tr> <td>地目</td><td>宅地</td></tr> <tr> <td>地勢</td><td>平坦</td></tr> <tr> <td>道路種別</td><td>(南)公道・(西)公道</td></tr> <tr> <td>方位・道路幅員</td><td>(南)約4.0m・(西)約3.9m</td></tr> <tr> <td>接道の長さ</td><td>(南)約12.8m・(西)約11.4m</td></tr> <tr> <td>構造</td><td>木造瓦葺平家建</td></tr> <tr> <td>築年数</td><td>昭和42年2月</td></tr> <tr> <td>間取</td><td>3DK+S</td></tr> <tr> <td>1階</td><td>78.55m²</td></tr> <tr> <td>合計</td><td>公簿: 78.55m² (約23.76坪)</td></tr> <tr> <td>都市計画</td><td>市街化区域</td></tr> <tr> <td>用途地域</td><td>第一種居住地域</td></tr> <tr> <td>建ぺい率</td><td>70%</td></tr> <tr> <td>容積率</td><td>200%</td></tr> <tr> <td>都市計画施設</td><td>無</td></tr> <tr> <td>水道</td><td>公営</td></tr> <tr> <td>電気</td><td>四国電力</td></tr> <tr> <td>ガス</td><td>プロパンガス</td></tr> <tr> <td>汚水</td><td>公共下水</td></tr> <tr> <td>雑排水</td><td>公共下水</td></tr> <tr> <td>雨水</td><td>公共下水</td></tr> <tr> <td>現況</td><td>居住中</td></tr> <tr> <td>引渡日</td><td>相談</td></tr> <tr> <td>小学校</td><td>みどり小学校</td></tr> <tr> <td>中学校</td><td>三津浜中学校</td></tr> </table> |          |       |    |  |  | 権利 | 所有権 | 面積 | 公簿: 200.59m² (約60.67坪) | 地目 | 宅地 | 地勢 | 平坦 | 道路種別 | (南)公道・(西)公道 | 方位・道路幅員 | (南)約4.0m・(西)約3.9m | 接道の長さ | (南)約12.8m・(西)約11.4m | 構造 | 木造瓦葺平家建 | 築年数 | 昭和42年2月 | 間取 | 3DK+S | 1階 | 78.55m² | 合計 | 公簿: 78.55m² (約23.76坪) | 都市計画 | 市街化区域 | 用途地域 | 第一種居住地域 | 建ぺい率 | 70% | 容積率 | 200% | 都市計画施設 | 無 | 水道 | 公営 | 電気 | 四国電力 | ガス | プロパンガス | 汚水 | 公共下水 | 雑排水 | 公共下水 | 雨水 | 公共下水 | 現況 | 居住中 | 引渡日 | 相談 | 小学校 | みどり小学校 | 中学校 | 三津浜中学校 |
| 権利  | 所有権                    |  |          |       |    |  |  |    |     |    |                        |    |    |    |    |      |             |         |                   |       |                     |    |         |     |         |    |       |    |         |    |                       |      |       |      |         |      |     |     |      |        |   |    |    |    |      |    |        |    |      |     |      |    |      |    |     |     |    |     |        |     |        |
| 面積  | 公簿: 200.59m² (約60.67坪) |  |          |       |    |  |  |    |     |    |                        |    |    |    |    |      |             |         |                   |       |                     |    |         |     |         |    |       |    |         |    |                       |      |       |      |         |      |     |     |      |        |   |    |    |    |      |    |        |    |      |     |      |    |      |    |     |     |    |     |        |     |        |
| 地目  | 宅地                     |  |          |       |    |  |  |    |     |    |                        |    |    |    |    |      |             |         |                   |       |                     |    |         |     |         |    |       |    |         |    |                       |      |       |      |         |      |     |     |      |        |   |    |    |    |      |    |        |    |      |     |      |    |      |    |     |     |    |     |        |     |        |
| 地勢  | 平坦                     |  |          |       |    |  |  |    |     |    |                        |    |    |    |    |      |             |         |                   |       |                     |    |         |     |         |    |       |    |         |    |                       |      |       |      |         |      |     |     |      |        |   |    |    |    |      |    |        |    |      |     |      |    |      |    |     |     |    |     |        |     |        |
| 道路種別  | (南)公道・(西)公道            |  |          |       |    |  |  |    |     |    |                        |    |    |    |    |      |             |         |                   |       |                     |    |         |     |         |    |       |    |         |    |                       |      |       |      |         |      |     |     |      |        |   |    |    |    |      |    |        |    |      |     |      |    |      |    |     |     |    |     |        |     |        |
| 方位・道路幅員   | (南)約4.0m・(西)約3.9m      |  |          |       |    |  |  |    |     |    |                        |    |    |    |    |      |             |         |                   |       |                     |    |         |     |         |    |       |    |         |    |                       |      |       |      |         |      |     |     |      |        |   |    |    |    |      |    |        |    |      |     |      |    |      |    |     |     |    |     |        |     |        |
| 接道の長さ   | (南)約12.8m・(西)約11.4m    |  |          |       |    |  |  |    |     |    |                        |    |    |    |    |      |             |         |                   |       |                     |    |         |     |         |    |       |    |         |    |                       |      |       |      |         |      |     |     |      |        |   |    |    |    |      |    |        |    |      |     |      |    |      |    |     |     |    |     |        |     |        |
| 構造  | 木造瓦葺平家建                |  |          |       |    |  |  |    |     |    |                        |    |    |    |    |      |             |         |                   |       |                     |    |         |     |         |    |       |    |         |    |                       |      |       |      |         |      |     |     |      |        |   |    |    |    |      |    |        |    |      |     |      |    |      |    |     |     |    |     |        |     |        |
| 築年数   | 昭和42年2月                |  |          |       |    |  |  |    |     |    |                        |    |    |    |    |      |             |         |                   |       |                     |    |         |     |         |    |       |    |         |    |                       |      |       |      |         |      |     |     |      |        |   |    |    |    |      |    |        |    |      |     |      |    |      |    |     |     |    |     |        |     |        |
| 間取  | 3DK+S                  |  |          |       |    |  |  |    |     |    |                        |    |    |    |    |      |             |         |                   |       |                     |    |         |     |         |    |       |    |         |    |                       |      |       |      |         |      |     |     |      |        |   |    |    |    |      |    |        |    |      |     |      |    |      |    |     |     |    |     |        |     |        |
| 1階  | 78.55m²                |  |          |       |    |  |  |    |     |    |                        |    |    |    |    |      |             |         |                   |       |                     |    |         |     |         |    |       |    |         |    |                       |      |       |      |         |      |     |     |      |        |   |    |    |    |      |    |        |    |      |     |      |    |      |    |     |     |    |     |        |     |        |
| 合計  | 公簿: 78.55m² (約23.76坪)  |  |          |       |    |  |  |    |     |    |                        |    |    |    |    |      |             |         |                   |       |                     |    |         |     |         |    |       |    |         |    |                       |      |       |      |         |      |     |     |      |        |   |    |    |    |      |    |        |    |      |     |      |    |      |    |     |     |    |     |        |     |        |
| 都市計画  | 市街化区域                  |  |          |       |    |  |  |    |     |    |                        |    |    |    |    |      |             |         |                   |       |                     |    |         |     |         |    |       |    |         |    |                       |      |       |      |         |      |     |     |      |        |   |    |    |    |      |    |        |    |      |     |      |    |      |    |     |     |    |     |        |     |        |
| 用途地域  | 第一種居住地域                |  |          |       |    |  |  |    |     |    |                        |    |    |    |    |      |             |         |                   |       |                     |    |         |     |         |    |       |    |         |    |                       |      |       |      |         |      |     |     |      |        |   |    |    |    |      |    |        |    |      |     |      |    |      |    |     |     |    |     |        |     |        |
| 建ぺい率  | 70%                    |  |          |       |    |  |  |    |     |    |                        |    |    |    |    |      |             |         |                   |       |                     |    |         |     |         |    |       |    |         |    |                       |      |       |      |         |      |     |     |      |        |   |    |    |    |      |    |        |    |      |     |      |    |      |    |     |     |    |     |        |     |        |
| 容積率   | 200%                   |  |          |       |    |  |  |    |     |    |                        |    |    |    |    |      |             |         |                   |       |                     |    |         |     |         |    |       |    |         |    |                       |      |       |      |         |      |     |     |      |        |   |    |    |    |      |    |        |    |      |     |      |    |      |    |     |     |    |     |        |     |        |
| 都市計画施設  | 無                      |  |          |       |    |  |  |    |     |    |                        |    |    |    |    |      |             |         |                   |       |                     |    |         |     |         |    |       |    |         |    |                       |      |       |      |         |      |     |     |      |        |   |    |    |    |      |    |        |    |      |     |      |    |      |    |     |     |    |     |        |     |        |
| 水道  | 公営                     |  |          |       |    |  |  |    |     |    |                        |    |    |    |    |      |             |         |                   |       |                     |    |         |     |         |    |       |    |         |    |                       |      |       |      |         |      |     |     |      |        |   |    |    |    |      |    |        |    |      |     |      |    |      |    |     |     |    |     |        |     |        |
| 電気  | 四国電力                   |  |          |       |    |  |  |    |     |    |                        |    |    |    |    |      |             |         |                   |       |                     |    |         |     |         |    |       |    |         |    |                       |      |       |      |         |      |     |     |      |        |   |    |    |    |      |    |        |    |      |     |      |    |      |    |     |     |    |     |        |     |        |
| ガス  | プロパンガス                 |  |          |       |    |  |  |    |     |    |                        |    |    |    |    |      |             |         |                   |       |                     |    |         |     |         |    |       |    |         |    |                       |      |       |      |         |      |     |     |      |        |   |    |    |    |      |    |        |    |      |     |      |    |      |    |     |     |    |     |        |     |        |
| 汚水  | 公共下水                   |  |          |       |    |  |  |    |     |    |                        |    |    |    |    |      |             |         |                   |       |                     |    |         |     |         |    |       |    |         |    |                       |      |       |      |         |      |     |     |      |        |   |    |    |    |      |    |        |    |      |     |      |    |      |    |     |     |    |     |        |     |        |
| 雑排水   | 公共下水                   |  |          |       |    |  |  |    |     |    |                        |    |    |    |    |      |             |         |                   |       |                     |    |         |     |         |    |       |    |         |    |                       |      |       |      |         |      |     |     |      |        |   |    |    |    |      |    |        |    |      |     |      |    |      |    |     |     |    |     |        |     |        |
| 雨水  | 公共下水                   |  |          |       |    |  |  |    |     |    |                        |    |    |    |    |      |             |         |                   |       |                     |    |         |     |         |    |       |    |         |    |                       |      |       |      |         |      |     |     |      |        |   |    |    |    |      |    |        |    |      |     |      |    |      |    |     |     |    |     |        |     |        |
| 現況  | 居住中                    |  |          |       |    |  |  |    |     |    |                        |    |    |    |    |      |             |         |                   |       |                     |    |         |     |         |    |       |    |         |    |                       |      |       |      |         |      |     |     |      |        |   |    |    |    |      |    |        |    |      |     |      |    |      |    |     |     |    |     |        |     |        |
| 引渡日   | 相談                     |  |          |       |    |  |  |    |     |    |                        |    |    |    |    |      |             |         |                   |       |                     |    |         |     |         |    |       |    |         |    |                       |      |       |      |         |      |     |     |      |        |   |    |    |    |      |    |        |    |      |     |      |    |      |    |     |     |    |     |        |     |        |
| 小学校   | みどり小学校                 |  |          |       |    |  |  |    |     |    |                        |    |    |    |    |      |             |         |                   |       |                     |    |         |     |         |    |       |    |         |    |                       |      |       |      |         |      |     |     |      |        |   |    |    |    |      |    |        |    |      |     |      |    |      |    |     |     |    |     |        |     |        |
| 中学校   | 三津浜中学校                 |  |          |       |    |  |  |    |     |    |                        |    |    |    |    |      |             |         |                   |       |                     |    |         |     |         |    |       |    |         |    |                       |      |       |      |         |      |     |     |      |        |   |    |    |    |      |    |        |    |      |     |      |    |      |    |     |     |    |     |        |     |        |
|   |                        | <p>・角地緩和適用の為、建ぺい率70%</p>   |          |       |    |  |  |    |     |    |                        |    |    |    |    |      |             |         |                   |       |                     |    |         |     |         |    |       |    |         |    |                       |      |       |      |         |      |     |     |      |        |   |    |    |    |      |    |        |    |      |     |      |    |      |    |     |     |    |     |        |     |        |
|   |                        | <p>備考</p>  |          |       |    |  |  |    |     |    |                        |    |    |    |    |      |             |         |                   |       |                     |    |         |     |         |    |       |    |         |    |                       |      |       |      |         |      |     |     |      |        |   |    |    |    |      |    |        |    |      |     |      |    |      |    |     |     |    |     |        |     |        |



愛媛県知事(5)第4793号 (公社)全国宅地建物取引業保証協会  
**松山ホームジャパン(有)**  
〒791-8079 愛媛県松山市高山町3番8号

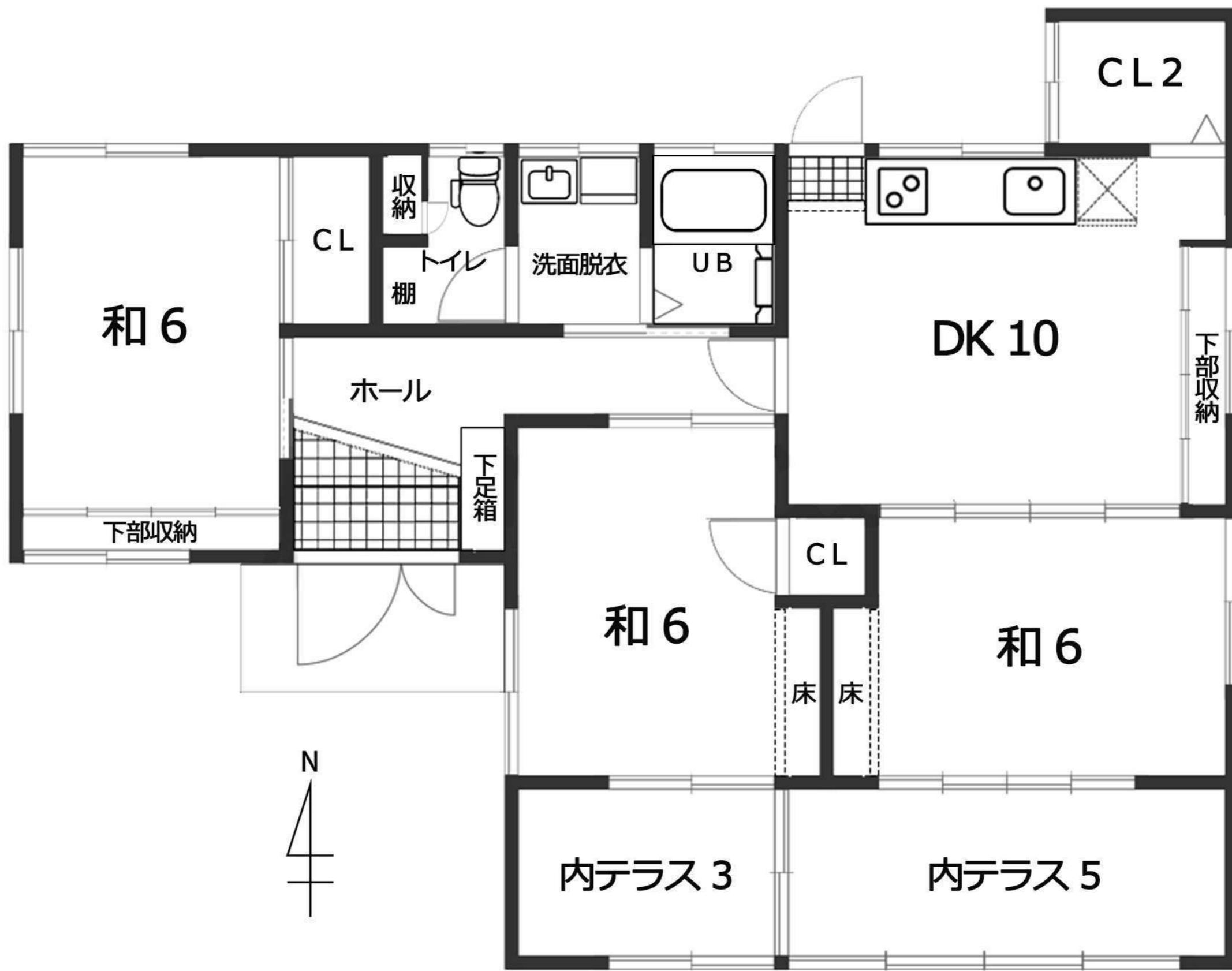
物件確認・内見申込・資料請求はこちらにお願いいたします。

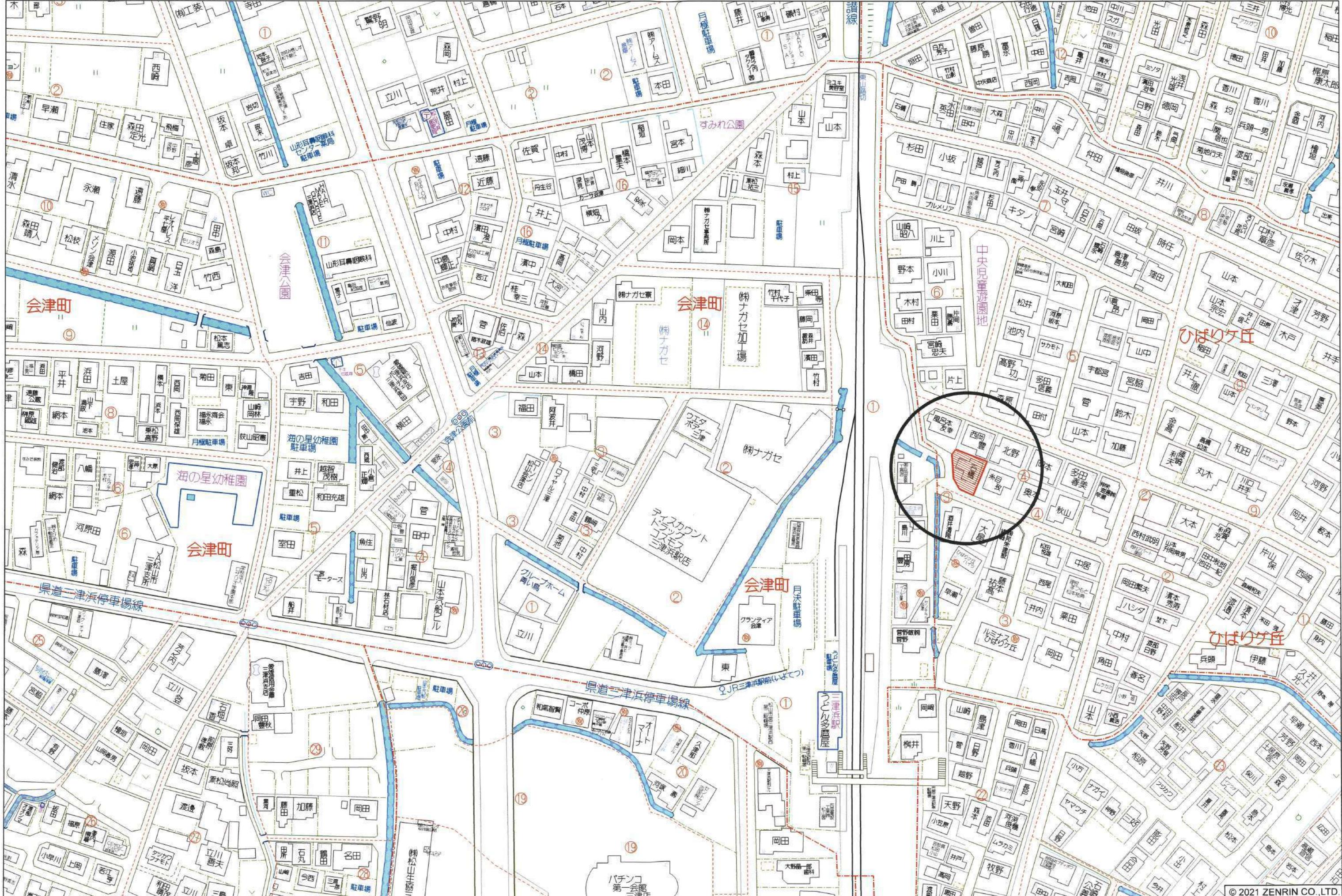
担当: 上杉 哲也 090-8973-3590 u48t55@gmail.com

TEL:089-968-3900 FAX:089-968-3700

**土地買取強化中！是非ご紹介ください！**

- 取引態様／一般媒介
- 手数料／分かれ





112438

前 3757 後新 3757-1~55

地番 37572 43~49 -1

## 地 積 測 量 圖

29

土地の所在：松山市~~中郷賀の字丸屋~~

ひばりヶ丘

$$21.50 \times (10.70 + 10.60) = 457.95$$

= 除 228,975

$$0.3025 \times 228,975 = 69,264.375$$

$$\begin{array}{r} \sim 44 \\ 21.50 \times (10.80 + 10.70) = 462.25 \\ \hline = \text{除} \qquad \qquad \qquad 231.125 \\ 0.3025 \times 231.125 = 69.915 \text{坪} \end{array}$$

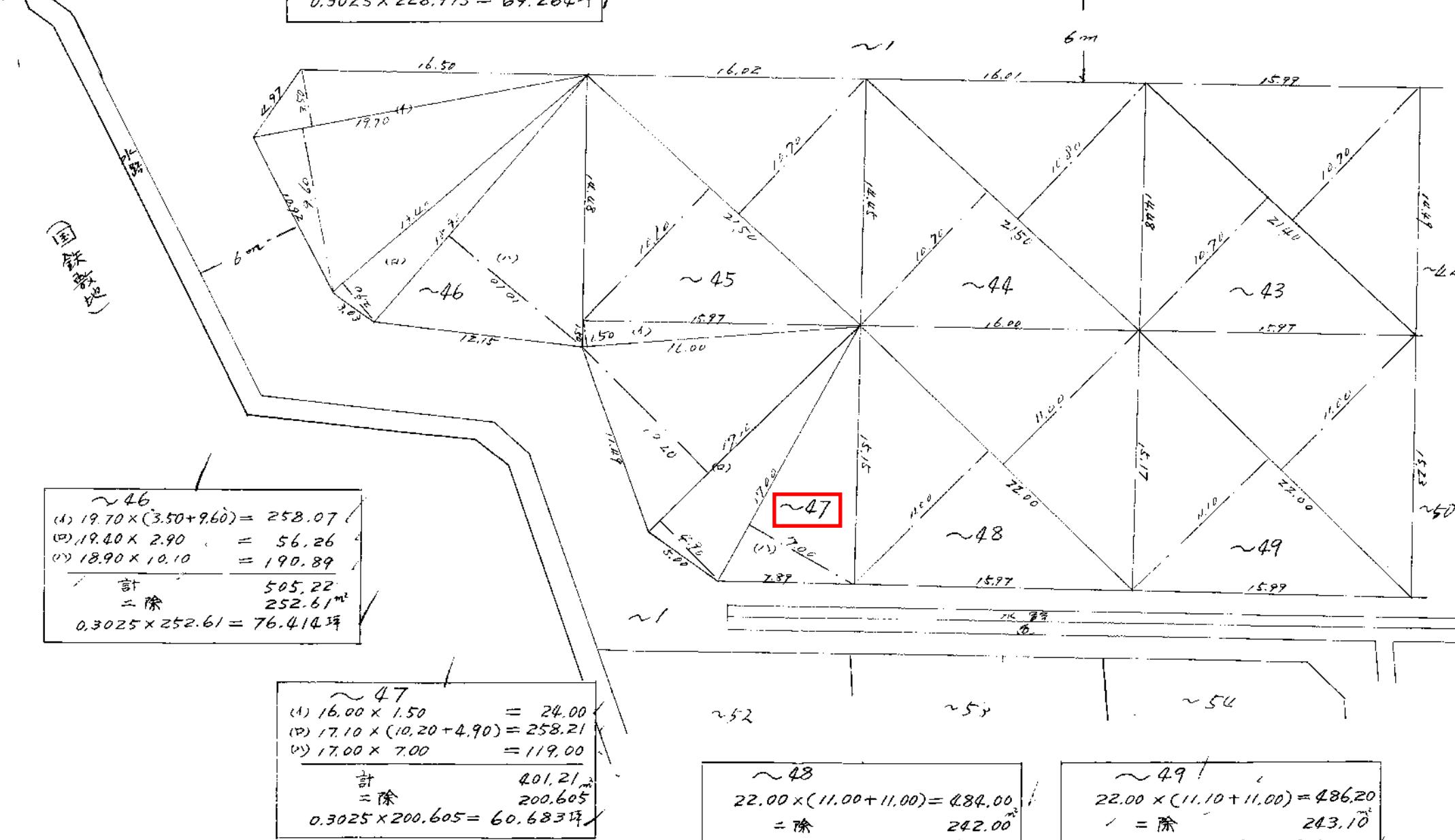
$$\begin{array}{r}
 \sim 43 \\
 21.40 \times (10.70 + 10.70) = 457.96 \\
 = \text{除} \quad 228.98 \\
 0.3025 \times 228.98 = 69.266 \bar{2} \quad /
 \end{array}$$

作成年月日  
昭和 40 年 8 月 26 日

松山市役所建築課  
技師 矢野昌

申請人

松山長  
宇都宮孝



縮 尺 —————  $\frac{1}{300}$  m

转36033 49 5 2 000

卷之三

S.40.9.7

登記年月日：昭和40年9月7日

表示年月日：2025/04/04

112440 前3757 後新3757-1~55

土地の所在図  
地積量図 ⑨19

地番 ~3757-1 ~3757-55

土地の所在 松山市中島町三九郎

ひばりヶ丘

作成年月日  
昭和40年8月26日

作成者  
松山市役所農業課  
技師矢野達平

印

申請人

宇都吉郎

市長

印

縮尺 1/500

付送033 40.5 2.000 84

S.40.9.7

















