

Rare building land in picturesque Saint Aignan near Lac de Guerlédan in Brittany.

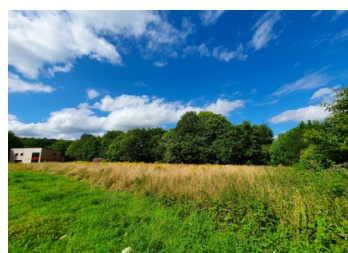


INFORMATION

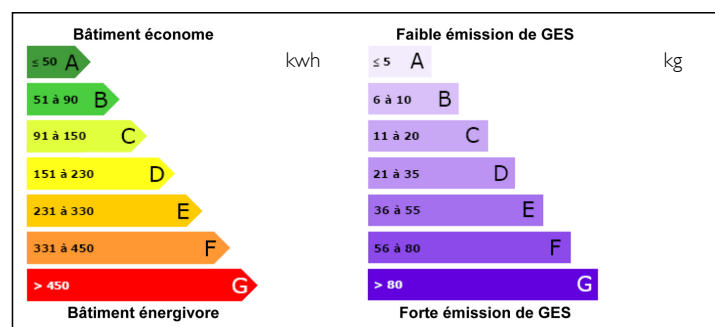
Town:	Saint-Aignan
Department:	Morbihan
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	2328 m2

IN BRIEF

A rare opportunity to buy a plot of building land in a desirable location near the charming village of Saint Aignan and the picturesque and much loved Lac de Guerlédan in the heart of Brittany, with its beaches, forest walks, water-sport activities, bars, restaurants and stunning scenery. The local urbanism plan allows for three houses on this plot. Although any buyer is not obliged to build more than one, any planning application must allow for a possible three dwellings, which will have an effect on placements possible on this generous plot. Contact us for further information. Not serviced. Not subject to DPE. Electric and water run alongside.

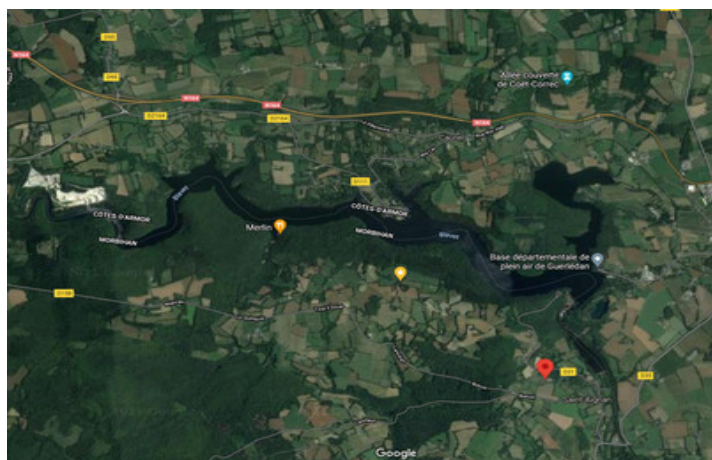


ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

The Village of Saint Aignan:

Saint Aignan is a small, peaceful and pretty village offering two restaurants and a bar, local sporting facilities, the nearby lake and some wonderful architecture. All within walking distance or a short drive from the building plot.

The Lac de Guerlédan is a tourist hot-spot in the heart of Brittany. It offers beaches, water-sports including wind-surfing, canoeing and swimming. Multiple bars, creperies, restaurants and hotels can be found along the shores. Floating restaurants offer dining excursions while you sail around the lake. Fishing is also possible, along with forest walks, cycle routes, campsites, and wonderful photography and painting opportunities.

The local supermarket is 4km away in Mur-de-Bretagne, along with two banks, restaurants, one with a Michelin star, bars, pharmacy, and schools and the major town of Pontivy is 15km away with all the facilities you could need. Easy access to the main roads between Rennes and Brest, and Vannes-Pontivy-St.Brieuc.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

NOTES