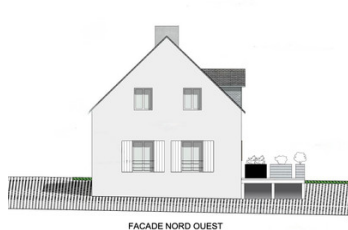
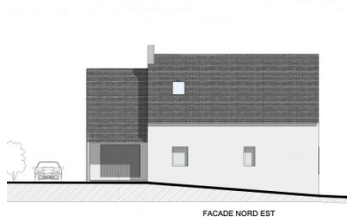


Exceptional building plot in Saint-Nic – Close to village and beach. Approved and valid building permit.



## ENERGY - DPE

DPE not required.

## INFORMATION

Town:	Saint-Nic
Department:	Finistère
Bed:	0
Bath:	0
Floor:	0 m <sup>2</sup>
Plot Size:	1640 m <sup>2</sup>

## IN BRIEF

Located in the sought-after village of Saint-Nic, just 3 minutes from one of Brittany's most famous beaches, this large, flat plot presents a rare opportunity to build your dream home in an enviable setting.

Only 300 m from the village centre and just 2 km to the beach, the location offers both convenience and a peaceful lifestyle.

Works already completed for your peace of mind:  
Private inspection chamber for mains drainage, ready for house connection

Private inspection chamber for drinking water, ready for connection

Electricity: temporary construction meter already in place, with an open file at ENEDIS for permanent supply after construction

Additional advantages:

Approved and valid building permit

Geotechnical study in progress to support the house construction project

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

Prime Location – Just 3 min's from one of Brittany's most famous beaches and 300 m from the village centre.

Large Flat Plot – Easy to build on, with plenty of space for a family home and garden.

All Services Ready for connection– Drainage, water and electricity connections already prepared.

Approved Building Permit – Save time with a valid permit already in place.

Future-Proofed – Geotechnical study in progress to support and secure your construction project.

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

## NOTES