LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A40557PV56 Price: 41 000 EUR

agency fees included: 6000 € TTC to be paid by the buyer (35 000 EUR without fees)

Near to Malestroit - Building plot available, 775m (& option to buy another 725m2, total of 1500m2).









INFORMATION

Town:	**Saint-Laurent-sur-Oust**
Department:	**Morbihan**
Bed:	**0**
Bath:	**0**
Floor:	**0 m2**
Plot Size:	**775 m2**

IN BRIEF

Beautiful Building Plot of 775 m² Near Malestroit

Located just 4.5 km from the centre of Malestroit, at the entrance of a charming village close to the Nantes–Brest Canal, this beautiful building plot of 775 m² offers a pleasant and peaceful setting, ideal for enjoying lovely countryside walks.
Services (water and electricity) are available along the edge of the plot, and connection will need to be arranged. The land is not tied to any particular builder, giving you complete freedom to design and create your own project.
Shops, schools, and local amenities are located approximately 5 minutes away by car.
The plot is outside any flood-risk zone.

ENERGY - DPE

DPE not required.

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.

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DESCRIPTION

Option to purchase two adjoining plots together: 725 m² + 775 m².
PRICE IS PER PLOT.

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

NOTES