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IMMOBILIER INTERNATIONAL

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Ref: A48707BS50 Price: 44 999 EUR

agency fees included: 5199 € TTC to be paid by the buyer (39 800 EUR without fees)

995 m plot in an urban zone, with outbuildings, just a short walk from the shops in Cerisy-la-Forêt.

EXCLUSIVE















INFORMATION

Town:	Cerisy-la-Forêt
Department:	Manche
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	995 m2

IN BRIEF

Situated in the heart of Cerisy-la-Forêt, in the Manche department of Normandy, this 995 m² plot lies within an urban zone of the local development plan (PLU), in a residential setting, just 200–300 metres from the village shops and amenities.

Accessed directly from the public road through a gate, the plot includes several older outbuildings, comprising an open-sided timber barn and enclosed storage areas.

The plot is sold without utility connections, although mains water, electricity and drainage services are available in the public road close to the entrance.

An interesting opportunity for a potential building project, subject to the necessary planning permissions, within easy walking distance of village amenities.

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

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NOTES

DESCRIPTION

995 m² plot in an urban zone, with outbuildings – Cerisy-la-Forêt (50680)

Located in the village of Cerisy-la-Forêt, Normandy, this 995 m² plot offers an excellent opportunity for a potential building project in a residential setting, just a few minutes' walk from local shops and amenities.

Location and surroundings

The plot is situated approximately 200–300 metres from the village centre, which offers a small supermarket, bakery, pharmacy, bar, bank and post office.

Located within an urban zone under the local development plan (PLU), the plot is surrounded by established residential properties, with neighbouring houses on either side and to the rear.

The plot and its outbuildings

With a cadastral area of 995 m², the plot benefits from direct access from the public road through a gate of approximately 3 metres.

There are several existing structures:
- An open-sided timber-framed barn with a corrugated metal roof.
- A stone and concrete-block building with a metal roof, divided into three separate storage areas, each with its own lockable door.

These buildings currently provide useful storage space. Their retention, alteration or demolition may be considered according to the purchaser's plans, subject to any necessary permissions.

Utilities and planning

The plot is currently unserviced, with no existing utility connections.