

Building plot of 996 m in the hamlet of Couesmes-Vaucé, a short drive from Mayenne, fully serviced.

## EXCLUSIVE



## INFORMATION

Town:	Couesmes-Vaucé
Department:	Mayenne
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	996 m2

## IN BRIEF

This fully serviced building plot (water, electricity, common streets and mains drainage) is part of a 9 building plot-project. Situated on the countryside in the village of Couesmes-Vaucé, it is 10 km away from the market towns of Gorron or Ambrières-les-Vallées and not far from the natural regional parc of Normandie-Maine. It is the right place to build something really special. It is conveniently located near the castled town of Mayenne (20km) and the larger city of Laval (55 km). Cross Channel ferries (Caen Ouistreham) are 1h45 away. PLOT N° 3



## 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.



## DESCRIPTION

Here some co-ownership rules:

There are no obligations such as to where the houses should be on each plot.

The floor surface should not exceed 40 % of the plot size and houses should not exceed two floors (ground floor + one additional upper floor).

Hiring an architect will be compulsory for any house bigger than 170 m2 (gross floor area).

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

## LOCAL TAXES

Taxe habitation: EUR

## NOTES