

A plot of constructible land with useful outbuilding and beautiful views.

## EXCLUSIVE



## INFORMATION

Town:	Landeleau
Department:	Finistère
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	2982 m2

## IN BRIEF

Wow! That is the best way to describe the views from this good sized building plot of land, which is just waiting for a home to be constructed on it! The plot has previously had permission for the construction of a habitable dwelling, in keeping with the other houses in the hamlet, but this has now expired. However, having verified with the Mairie that the land remains constructible, this should not be difficult to obtain again. The plot already benefits from a well-built outbuilding of approximately 44m2 - perfect for storage!

The village of Landeleau provides a boulangerie and a couple of bars whilst daily amenities can be found in Plonévez du Faou, less than 10 minutes away with larger commerce, bars and restaurants found in Châteauneuf du Faou. The beautiful Nantes/Brest canal is situated a few minutes...

## 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

Distances (all are approximate):

Landeleau village centre - 1.6kms.

Plonévez du Faou - 9,5kms.

Châteauneuf du Faou - 11.3kms.

Pont Triffen - 4kms.

Brest airport - 77.2kms.

Roscoff ferry port - 70.8kms.

Beach at Plonévez-Porzay - 54.8kms.

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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 foncière: 15 EUR**

**Taxe habitation: EUR**

## NOTES