

**BUILDING LAND of 850 m2. 10 minutes from Lake Guerlédan and Mur-de-Bretagne. Not in a subdivision.**



## INFORMATION

Town:	Saint-Gilles-Vieux-Marché
Department:	Côtes-d'Armor
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	850 m2

## IN BRIEF

Building land of 850m2 in the lovely village of Saint-Gilles-Vieux-Marche, just 10 minutes drive from the beautiful tourist spot of Lac de Guerlédan with it's nature walks, beaches, bars, restaurants and watersport activities.

The land parcel is one of three available, all are situated in a quiet quarter with no passing traffic, yet a short walk to the village centre (with it's well reviewed bar/hotel-restaurant). The land benefits from a view towards the Étang de Poulancré.

10 minutes drive from Mur-de-Bretagne where you will find bars, restaurants, two bakeries, supermarket, petrol station, pharmacy, creperie, bank and a butchers. 23 minutes to Loudeac, 26 to Pontivy, 45 minutes to Saint-Brieuc.

Not in a subdivision, not serviced (estimated price of around €4500).

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.



## ENERGY - DPE

DPE not required.



## DESCRIPTION

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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