

## Locquirec Developed building plot near the sea, 633 m



## ENERGY - DPE

DPE not required.

## INFORMATION

Town:	Locquirec
Department:	Finistère
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	633 m2

## IN BRIEF

In Brittany, on the border between Côte d'Armor and Finistère, close to the sea, in the charming town of Locquirec, exceptional and rare plots of land, fully and recently serviced to new standards, in a development of 5 lots, on large plots between 633m<sup>2</sup> and 701m<sup>2</sup>.

You can walk from your home along a hiking trail to go surfing on Moulin de la Rive beach, located 300m away, or on the white sandy bathing beach 800m away, or even go fishing!

Ideally located 21 km from Morlaix (SNCF train station) or Lannion, 1 hour from Brest airport and 45 minutes from Roscoff (ferry connections to Ireland, England and Spain).

In the centre of this charming seaside village, known for its fishing spots, you will find schools, a post office, a sailing and surfing school and various restaurants, and less than 7...

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

Services for lot number 1, measuring 633m<sup>2</sup>:

The authorised buildable floor area per plot is 300m<sup>2</sup> and 9m high.

On each lot, the networks are available for connection:

water, electricity, telephone (fibre), sewage, rainwater and a 7m<sup>3</sup> rainwater infiltration basin (normally at the purchaser's expense) and connection to the EP network.

Two parking spaces per plot.

Prepaid letterboxes, installed after the sale of a plot.

Double-layer, asphalted access road.

The installation of four street lamps after construction of the dwellings is prepaid.

Each lot is allocated 1/5 of the green spaces, planted with fruit trees, roads, stairs and a 40m<sup>3</sup> general infiltration basin.

(Retrocessions to the municipality possible according to the Free Trade Union Association after completion of construction. ASL Cosquer Morvan for maintenance of green spaces and common facilities).

The servicing works were inspected and approved by Morlaix Community and confirmed by a decree issued by Locquirec Town Hall (09/02/23) and by a decree authorising the postponement of the finishing works and the early sale of the plots (17/02/23).

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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