

Large building plot in a in a dynamic town. Ideal for investor or developer.



ENERGY - DPE

DPE not required.

INFORMATION

Town:	Guerlédan
Department:	Côtes-d'Armor
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	18000 m2

IN BRIEF

A rare opportunity to acquire a large plot of 18000m2 to build in a dynamic market town in central Brittany.

Ideal for an investor or a builder who can create a minimum of 26 housing units (PLUI) either for sale or rent.

Located in the heart of Mûr de Bretagne, the south-facing land is accessible by two entrances. It is bordered by the Voie Verte (greenway) which will allow future residents to walk or cycle to the center of the village, or to the lake two kilometres away and beyond.

Mûr-de-Bretagne has numerous amenities including shops, superparkets, bakeries, butchers, schools, bars, restaurants, banks, vehicle garage, a brewery and so on.

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

A few minutes drive away is the beautiful Lac de Guerlédan, a real tourist haven with its natural swimming, artificial beaches, watersport and sailing activities, country walks, bars and restaurants - a very sought after area.

- Located halfway between the coasts of the English channel and the Gulf of Morbihan, Guerlédan is served by a high quality road network.
- Numerous hiking and cycling trails, of all levels of difficulty. - Mûr-de-Bretagne is also lucky to regularly host a stage of the Tour de France at the top of the famous "Breton Alps d'Huez" hill (next date: July 7, 2025)
- ADSL network, fiber optic being installed
- Three vehicle garages
- Numerous restaurants, including one gastronomic
- Airports
- . Brest or Rennes 100 km away
- . Ferry: St Malo or Roscoff 130 km away

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