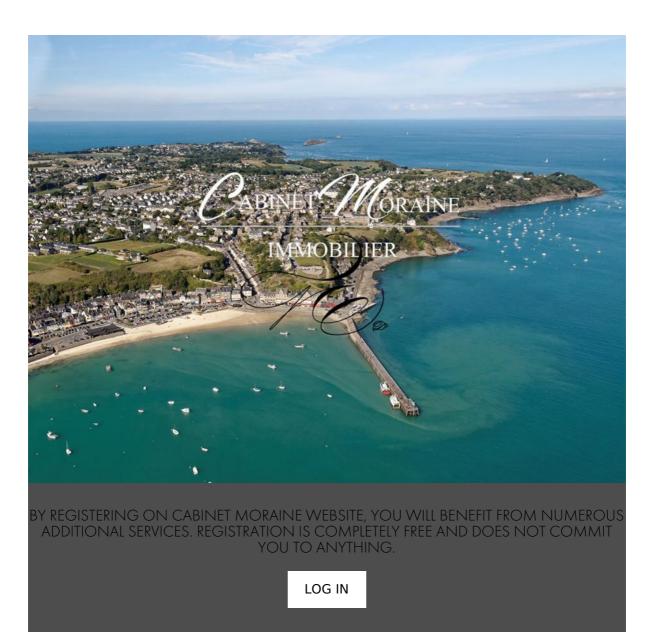
Buy Lot room(s) 401 m2 Cancale (35260) 217 984 € 5671-6



## Property presentation

Cancale - Close to the beach and town center - Serviced building land of 401 m2 Only 6 minutes walk from the beach of Port-Briac and 10 minutes from the town centre, located in a quiet area without nuisances - Port-Briac area - land of 401sqm fully serviced (Electricity, water, fiber, collective sanitation), in a small housing estate with public lighting, Free from builder or not. All facilities are provided nearby: games for children, green spaces, gym... (no sea view) Information on the risks to which this property is exposed is available on the Georisques website: <u>www.georisques.gouv</u>. fr <u>www.immobilier-moraine.fr</u> 02 99 32 43 86. (4.80 % fees incl. VAT at the buyer's expense.)



energy expenditure		
CONSOMMATION ÉNERGÉTIQUE Logement économe Logement 51 a 90 B 91 Non applicable	ÉMISSIONS DE GES Faible émission de GES Logement < 5 A 6 à 10 B	
151 231 à 330 E 331 à 450 F > 450 G	21 a. 36 à 55 E 56 à 60 F > 80 G Forte émission de GES	