

## Property presentation

Cancale - Close to the beach and town center - Serviced building land of 457 m2 Only 6 minutes walk from the beach of Port Briac and 10 minutes from the town centre, located in a quiet area without nuisance - Port-Briac sector - land of 457sqm fully serviced (electricity, water, fiber, collective sanitation) in a small housing estate with public lighting, free of 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: <a href="https://www.georisques.gouv">www.georisques.gouv</a>. fr <a href="https://www.immobilier-moraine.fr">www.immobilier-moraine.fr</a> 02 99 32 43 86. of which 4.80 % fees incl. VAT at the buyer's expense.

## Further information

• Reference : 56701-5

o City: Cancale

∘ Levels : 1

Surface : 457m² \*

Land surface : 457m² \*

o Price : 246 280 €

## Energy expenditure



