

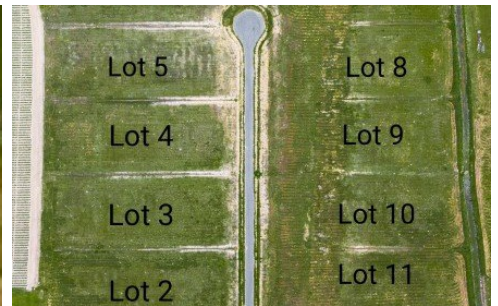
**3911 Chemin Belle Terre**  
Maurice, LA 70555



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**MLS# 2600002931**



**\$175,000**

3911 Chemin Belle Terre -- Lot 12 -- 2.180 acres More room to build -- 3911 Chemin Belle Terre offers 2.180 acres on Lot 12 of Belle Terre Subdivision in rapidly growing Maurice. This is the largest of the currently available Belle Terre homesites shown on the subdivision plat, giving you additional room for the home, shop, yard and outdoor space you've been looking for. Belle Terre combines an acreage-sized residential setting with convenient access to Lafayette, Youngsville, Abbeville, Kaplan, I-10 and Pecan Island, LA! Build with flexibility. Residential restrictions include a 1,800 SF minimum living area and no mobile homes, plus a unique seller-approved option allowing a buyer to build a pre-approved shop/outbuilding first and live in it for up to 3 years while the primary residence is being built. Enjoy the feel of a small subdivision with generous lot sizes, nearby North Vermilion schools and Vermilion Charter Academy, and convenient access to Maurice's expanding shopping, dining, professional services and community infrastructure. Opportunities for residential tracts this size become harder to duplicate as communities grow. Secure your piece of Maurice while the space is still available. FLOOD/ELEVATION NOTE: Dirt work has been completed to raise this lot to elevations comparable to Lots 10 and 11 in Belle Terre, which have FEMA LOMR-F



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For full listing details, please scan:

