# 3905 Chemin Belle Terre
Maurice, LA 70555

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**MLS# 2600002938**








**$100,000**

3905 Chemin Belle Terre -- Lot 9 -- 1.752 acres Rare opportunity to secure a cleared 1.752-acre residential homesite at 3905 Chemin Belle Terre, Lot 9 of Belle Terre Subdivision in Maurice. As Maurice continues to grow, acreage-sized residential lots like this are becoming increasingly difficult to find. Belle Terre offers room to build while maintaining 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 a small-subdivision setting 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. Secure your piece of Maurice while residential tracts of this size are 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 determinations. See MLS documents and flood disclosure for additional information.


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