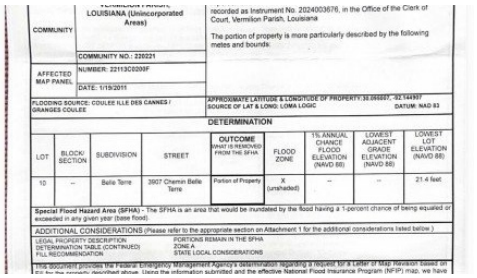
3907 Chemin Belle Terre
Maurice, LA 70555

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MLS# 2600002935







$100,000

3907 Chemin Belle Terre -- Lot 10 -- 1.795 acres Rare opportunity to secure a cleared 1.795-acre residential homesite at 3907 Chemin Belle Terre, Lot 10 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! LOMA documentation is on file for this lot regarding its flood-zone determination; see MLS documents/photos for additional flood information. 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 NOTE: FEMA LOMR-F documentation is on file for lots 10 and 11 confirming a portion of this property has been removed from the Special

Beau Thomas
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eXp Realty, LLC

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