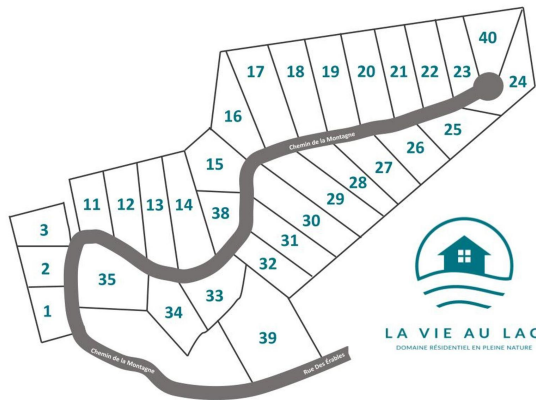


1.1 acre wooded mountain lot in a beautiful natural environment with a deeded access to Lake Farrand. This lot on the north side of chemin de la Montagne benefits from a magnificent plateau overlooking a wooded ravine with a spring brook running through it at the back of the property with a very nice view of the ravine and mountain coming up the other side. It is also a great match to merge with the neighboring properties #22 or #40.

Welcome to La Vie au Lac, a lakeside community at Lake Farrand in Saint-Sixte, in the heart of the Outaouais hills. Its third and final phase is wooded and surrounded by nature, on the north shore mountain of the lake. Lake Farrand is a 1.5 km protected lake, 50 minutes from Ottawa, 30 minutes from Gatineau and 1h20 from Montreal. Come experience La Vie au Lac for yourself. To learn more about what La Vie au Lac, the lake, the community and the region have to offer, visit [www.lavieaulac.com](http://www.lavieaulac.com).



## Features

Land area: 4322,1 m<sup>2</sup> / 1.1 acres

Lot dimensions: 47m x 110,6m irr. / 154.2' x 363.9'

Zoning: Residential

Topography: Varied / uneven with a plateau looking over a ravine

Detailed description: 1.1 acre wooded mountain lot in a beautiful natural environment with a deeded access to Lake Farrand. This lot on the north side of chemin de la Montagne benefits from a magnificent plateau overlooking a wooded ravine with a spring brook running through it at the back of the property with a very nice view of the ravine and mountain coming up the other side. It is also a great match to merge with the neighboring properties #22 or #40.

Other information: The lot's land registry number number will be registered within 45 days of an accepted promise to purchase and before the signing of the deed of sale. There is a notary appointed to the transaction, notary fees at the expense of the buyer.

The Chemin de La Montagne hydro service project has been initiated by Hydro Quebec and completion is scheduled/expected summer 2023.





Les lignes dessinées sur cette photo sont qu'un exemple, voir la carte cadastrale pour les mesures précises.




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