



LA VIE AU LAC
DOMAINE RÉSIDENTIEL EN PLEINE NATURE

Phase 3 - Lot #40

\$67,000 + TPS/TVQ

This 1.3 acre wooded mountain lot in a beautiful natural and peaceful environment at the end of chemin de La Montagne has a deeded access to Lake Farrand. This beautifully wooded lot at the end of the road offers its buyer many options on a grade toward the back of the property, its ravine and the spring brook that runs through it. It is also a great match to merge with the neighboring properties #23 or #24.

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.



Features

Land area: 5101,4 m² / 1.3 acres

Lot dimensions: 30m x 109,7m irr. / 98.4' x 359.9'

Zoning: Residential

Topography: Plateau with slope into a ravine

Detailed description: This 1.3 acre wooded mountain lot in a beautiful natural and peaceful environment at the end of chemin de La Montagne has a deeded access to Lake Farrand. This beautifully wooded lot at the end of the road offers its buyer many options on a grade toward the back of the property, its ravine and the spring brook that runs through it. It is also a great match to merge with the neighboring properties #23 or #24.

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.




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