



## Saint-Andre-LeBlanc New Brunswick

\$49,900

Gorgeous 11 acre parcel with a stream running alongside of it just minutes to sandy beaches! Welcome to 559 Chemin Leblanc in quaint, quiet, and beautiful Saint Andre LeBlanc. This large parcel of land already has a driveway in place, trails that travel through the land, and a civic address. It is now awaiting a home, camp, or cabin! Tons of privacy as the land becomes completely treed as you take the driveway into the lot. A sweet little stream runs along the right side of the lot, under the cover of the forest canopy. A large mix of trees, including mainly deciduous trees at the front of the lot, with a heavy coniferous mix after that. Located 30 minutes from Moncton, 35 minutes from Nova Scotia, and 32 minutes to Confederation Bridge, crossing the water to Prince Edward Island. Notes: The land is listed as FIFTEEN ACRES on SNB. They have never had it surveyed but on GeoNB it measures at 11 acres. We are advertising as 11 acres because of the discrepancy but it could be 15! The driveway was previously used for a small shop on a neighbouring property but that use is discontinued and the driveway is not shared. PID 70277561. Buyers to call Plan360 / Southeastern Regional Service Commission for all due diligence with regards to permits. (id:6769)

Listing Presented By:



Originally Listed by:  
RE/MAX Quality Real Estate Inc.



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