



Mario Conte  
Delivering the Impossible  
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**Labelle-, Mtée Fugère**

**\$190,000**



**, Mtée Fugère, Labelle, J0T1H0**

ULS : 17717518

[VISITE DE LA PROPRIÉTÉ](#)

Rare opportunity to acquire a repossessed BORD de LEAU (LAC Paradis )piece of land located in the beautiful Labelle area of the Laurentians. This property offers excellent potential for a future project, whether for residential purposes or as an investment, subject to applicable municipal regulations. Peaceful setting, abundant nature, and access to numerous outdoor attractions. Sale is made without legal warranty of quality, at the buyer's own risk. Any Promise to Purchase -- see ADDENDUM. The buyer must conduct their own due diligence and verifications.

## INFORMATIONS DÉTAILS

### PROPRIÉTÉ EN VEDETTE

#### Financiers

##### Évaluation municipale

Évaluation du terrain	\$249,000.00
Évaluation du bâtiment	\$100.00
Évaluation municipale	\$249,100.00

##### Taxes

Municipale	\$1,541.00
École	\$385.00
Total	\$1,926.00

#### ADDENDA

#### Sale Requirements:

A 5% deposit and the Seller's Annex are required with any offer submitted.

The notary shall be designated by the Seller, without exception.

All offers submitted must allow for an irrevocable acceptance period of seventy-two (72) business hours.

Notwithstanding clause 7 of this contract, the broker's remuneration shall be payable upon the expiry of the time limits provided for in the Code of Civil Procedure.

The Seller's Annex forms an integral part of the Property description sheet.

Clauses 8.1.2 to 8.10 are withdrawn (not applicable) from this brokerage contract.

No remuneration, compensation, or reimbursement of fees and/or expenses shall be paid to the agency or the broker if, prior to the signing of the deed of sale, the property owner or a third party remedies the defects such that there is no longer any need to proceed with a sale under judicial control. The same applies if the Seller is prevented from proceeding with the sale due to an injunction, order, or judgment of the court, or if the owner makes an assignment of property pursuant to the provisions of the Bankruptcy and Insolvency Act.

## Détails du bâtiment et intérieur de la propriété

Catégorie de propriété

Land / Lot

## Caractéristiques du terrain et extérieur

Dimensions du terrain

167 ft x 268 ft

Superficie du terrain

250,962.66 SF

Proximité

Other , LAC PARADIS

## DÉTAILS DES PIÈCES

**Room**

**Level**

**Dimensions**

**Flooring**

**Description**

## Caractéristiques

Approvisionnement en eau

Unknown

Système d'égout

Unknown

Zonage

Vacationing area

Caractéristiques distinctives

Water front , Lake

## INCLUSIONS & EXCLUSIONS

Inclusions

Nil

Exclusions

All

