

PROPERTY PREFLIGHT REPORT · FRANCE

Gérardmer (88) Plot AD 48

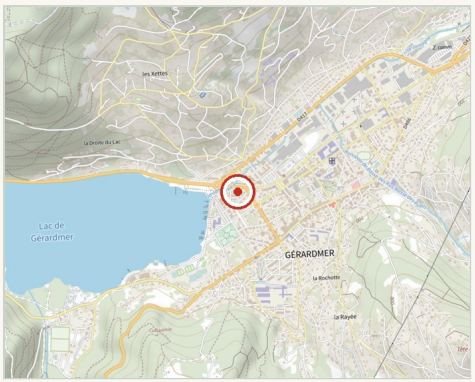
8 Avenue du 19 Novembre 88400 Gérardmer · Plan, planning, utilities, surroundings and relief, from public data.

3,068	662 m	1956	9
M²	MEAN HEIGHT	OLDEST IGN PHOTO	PUBLIC SOURCES

FREE REPORT · OFFICIAL DATA

What we found on this plot

Summary



Address	8 Avenue du 19 Novembre 88400 Gérardmer
Municipality	Gérardmer · INSEE 88196
Cadastral parcel	88196000AD0048 (AD 48)
Area	3,068 m²
Plan zone	UV1
Coordinates	48.07118° N · 6.86918° E
Checked on	2026-11-12

0 RISKS · 4 TO CHECK · 4 IN ORDER · 1 FOR INFORMATION

! CHECK **Planning**	**UV1 · urban zone** 1 prescription and 1 easement published on the plot. Mountain-area municipality.	p. 4
! CHECK **Access**	**Nearest road 6.6 m away** Access to confirm: public road or right of way.	p. 5
! CHECK **Flooding**	**Outside the TRI flood zones** The town is covered by a flood atlas or plan.	
! CHECK **Other risks**	**Seismic zone 3, radon category 3, rising groundwater** Recorded at this address by Géorisques; the seller's risk statement gives the detail.	
I INFORMATION **Plot and buildings**	**Plot without a building** 2,323 m² zoned U or AU outside a 3 m strip (a guide only).	p. 3
✓ OK **Utilities**	**3 published networks within 25 m** Electricity 8.9 m, gas at boundary.	p. 5
✓ OK **Power lines**	**No high-voltage line within 900 m** No RTE line easement at this distance; private easements are in the title deed.	p. 5
✓ OK **Terrain**	**3.7 m height difference, 1.9 % slope** Gentle overall slope.	p. 7
✓ OK **Clay soils**	**Low exposure** No soil study required by law at this level.	

BEFORE SIGNING, FIRST

1. Town hall: planning certificate and the zone's rules (see page 4).
2. Notary: status of the road or right of way.
3. Town hall: flood-plan zoning and reference flood level for this plot.

260 m perimeter

87.5 m longest side

0.0 % building coverage

11 buildings within 25 m

IN THE FULL REPORT

Not in this summary: a chapter-by-chapter summary with the purchase decision; the checklist for the site visit; the people to contact, with their role.

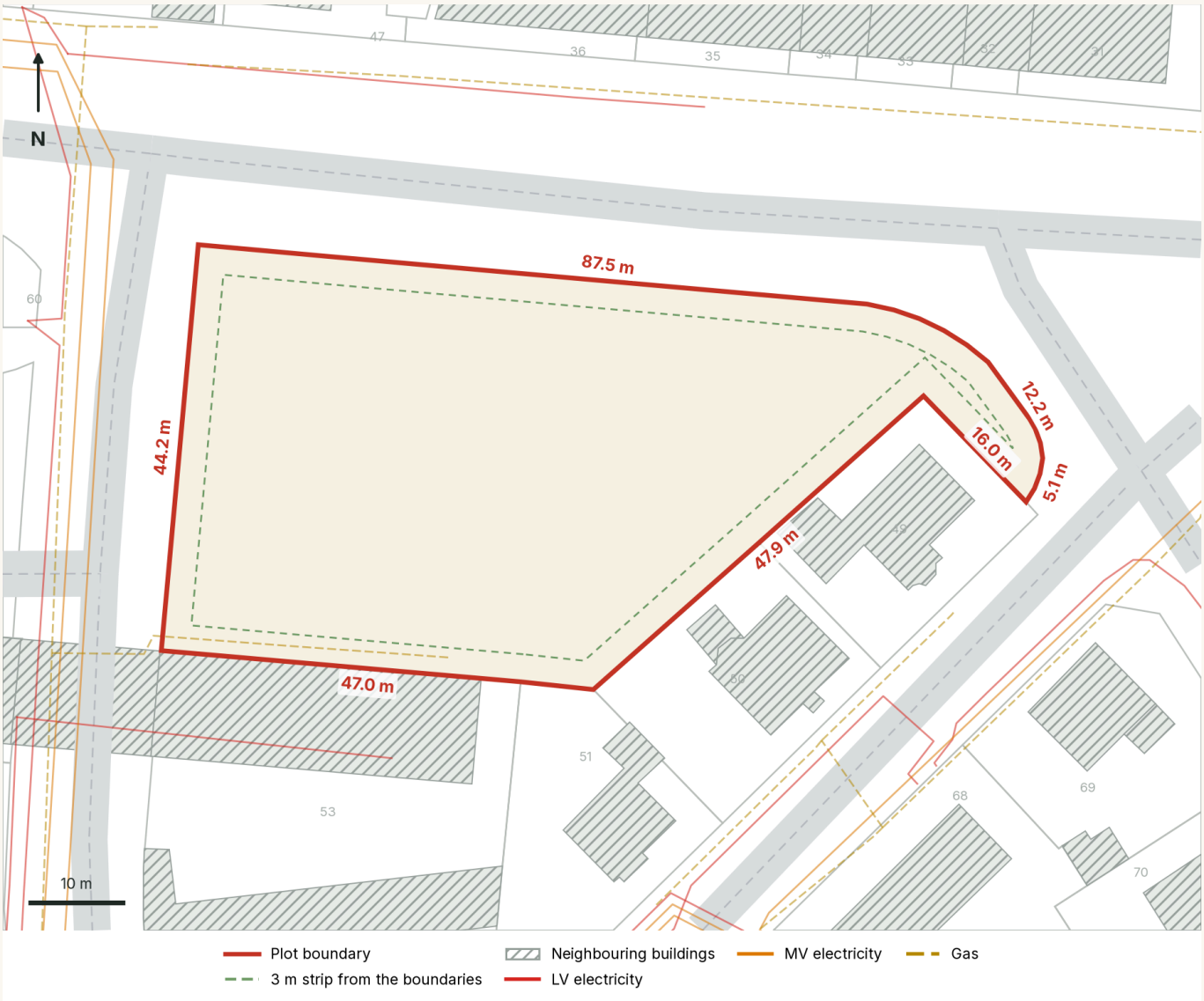
IGN · GPU · Géorisques · Enedis · GRDF · 2026-11-12

FREE REPORT · OFFICIAL DATA

Plot plan

Indicative

Boundaries, dimensions and buildings, to scale.



Area	Area from outline: 3,068 m²; cadastral area: 3,030 m².
Shape	About 93 × 44 m, long axis east–west; 7 sides, the longest 87.5 m.
Building	No building on the plot in BD TOPO.
Outside strip	2,323 m² free outside a 3 m strip. A guide: 3 m is the national rule without a local plan; here the zone rules set setbacks and footprint.
Neighbours	11 neighbouring buildings within 25 m of the boundary.

Indicative plan from the cadastre and BD TOPO, not a boundary survey, which only a chartered surveyor (géomètre-expert) can carry out. Networks appear as thin lines without figures; their distances are on page 5.

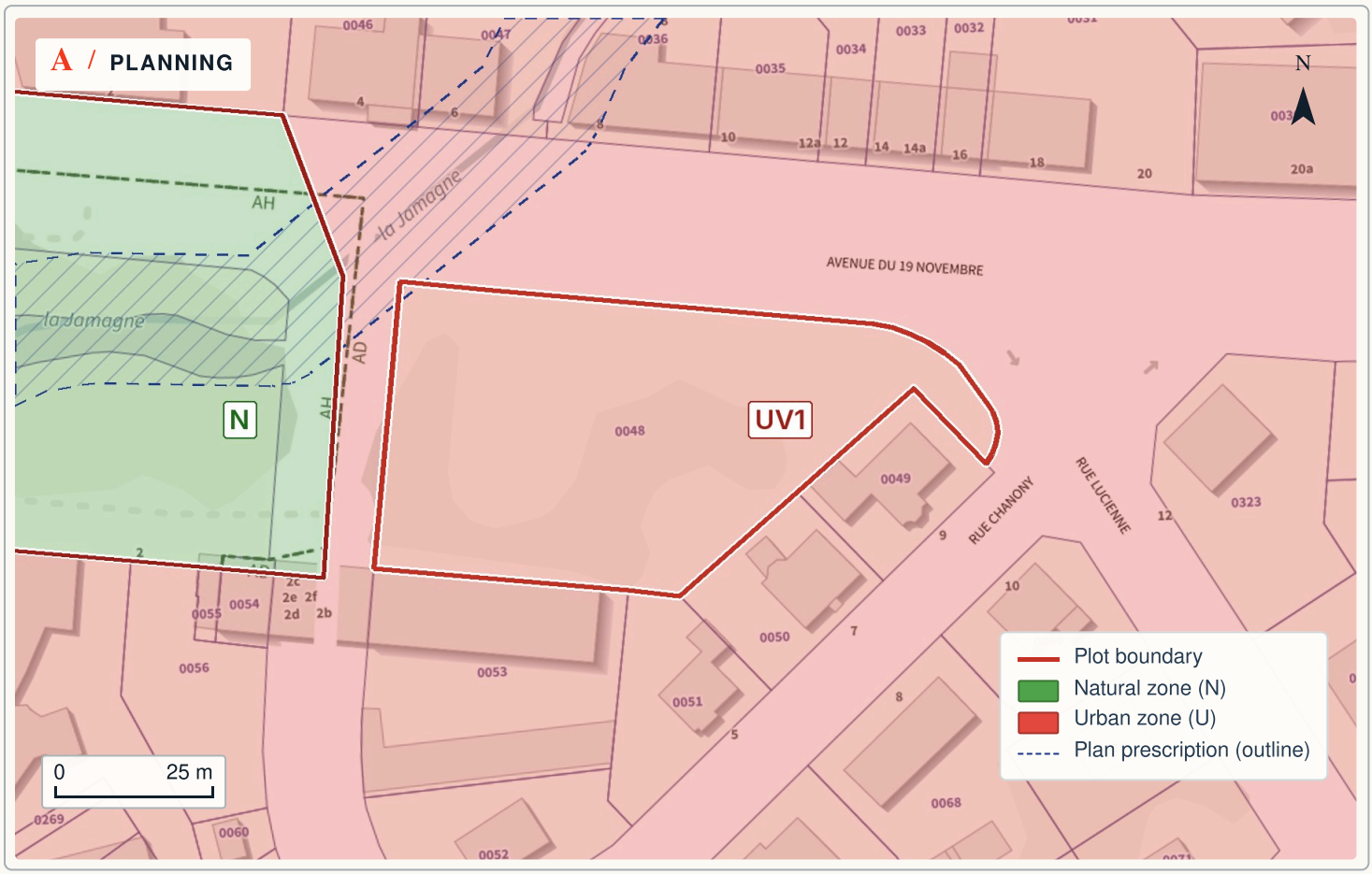
IN THE FULL REPORT

Not in this summary: detailed dimensions of every side and the angles; footprint and height of the neighbouring buildings; sizes of the neighbouring plots.

IGN PCI / BD TOPO · Enedis · GRDF · 2026-11-12

Planning

The plot and the neighbouring zones of the planning document.



UV1

plan zone

urban zone

zone type

PLU 26/02/2025

document and date

WHAT IT MEANS FOR YOUR PLOT

Plan zone UV1, named “Secteur de la zone UV correspondant à la ville ancienne” in the plan.

Nearest other zone: N, 7.6 m from the boundary.

Plan prescriptions touching the plot: local plan rule (“zone non constructible”).

Public-utility easements on the plot: heritage area (SPR) (AC4).

Municipality classed as a mountain area: new building must adjoin existing villages and hamlets (loi Montagne, art. L.122-5).

Plan in force: PLU, latest procedure approved on 26/02/2025.

BEFORE YOU BUY

Ask the town hall for a planning certificate (certificat d’urbanisme) for this plot: for an application filed within 18 months, the planning rules of its date stay yours (public safety and health aside).

Protected monument or heritage area: a permit needs the agreement of the state heritage architect (Architecte des Bâtiments de France), which adds a month to the process; the county office (UDAP) sees owners by appointment.

Ask the town hall whether the plan is being revised or amended: the rules may change before your permit.

IN THE FULL REPORT

Not in this summary: what the zone rules say: heights, setbacks, footprint; the map of plan prescriptions and annexed information; public-utility easements, heritage areas and risk prevention plans.

SOURCES AND LIMITS IGN map · Géoportail de l’Urbanisme · 88196_PLU_20250226 · 2026-11-12

Utilities and access

At the plot edge: electricity, gas and road. The inset shows lines and main roads within 300 m.



8.9 m
LV electricity

at boundary
GRDF gas

> 320 m
overhead MV line

WHAT IT MEANS FOR YOUR PLOT

Low-voltage electricity (underground): 8.9 m from the boundary.

Natural gas, GRDF network: at boundary.

Nearest Enedis substation: 47 m.

Nearest road 6.6 m away (single-carriageway road (Route à 1 chaussée)), road frontage about 44 m.

Nearest RTE high-voltage line: none within 900 m.

Water and sewers have no open national map, so they are not shown here.

BEFORE YOU BUY

Ask Enedis (raccordement-electricite.enedis.fr) for a connection study at this address.

Gas at the plot boundary: ask GRDF (grdf.fr, connection section) for a connection quote for this plot.

The nearest published road is 6.6 m away: check on site where the car and the cables will come in.

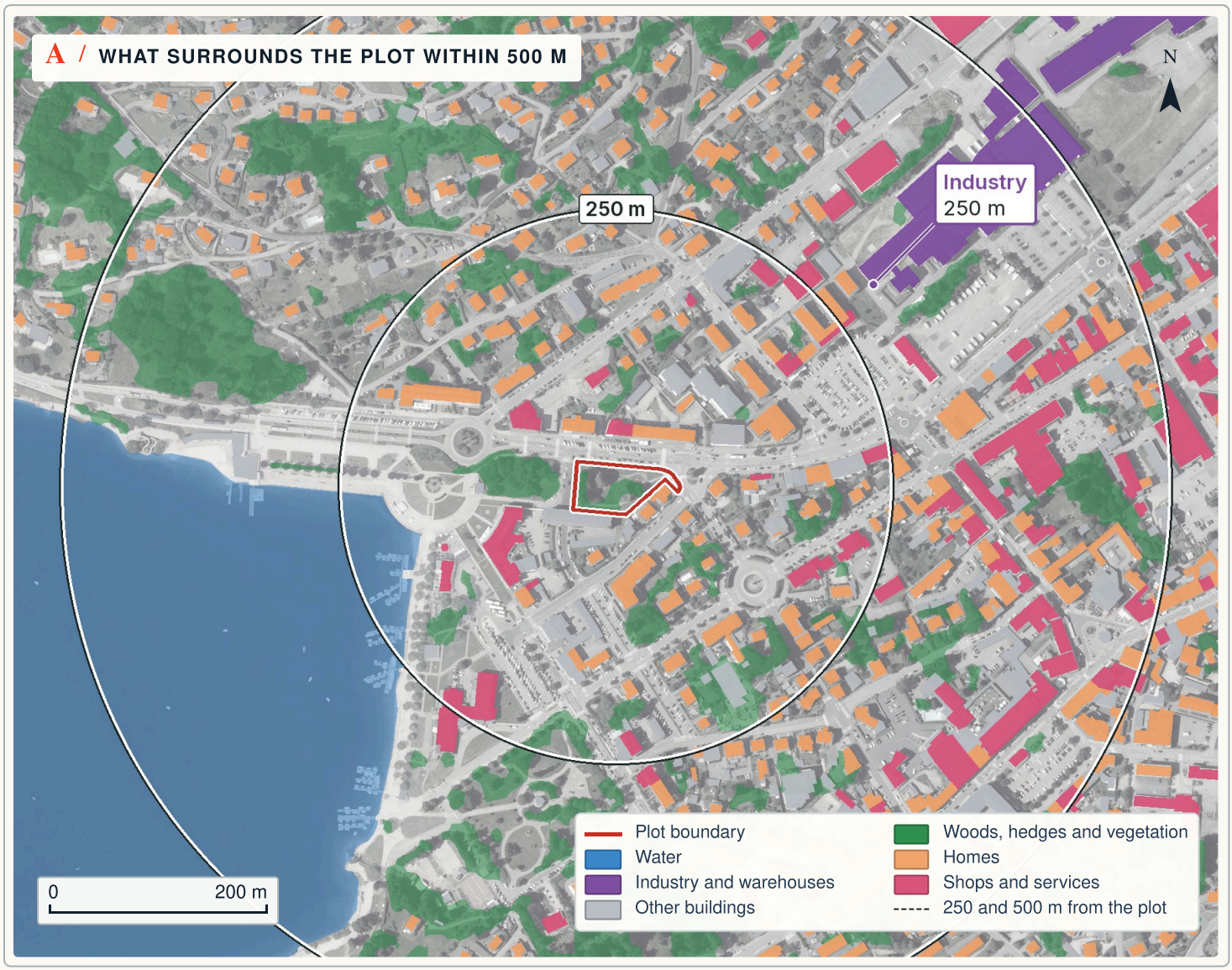
IN THE FULL REPORT

Not in this summary: carriageway widths around the plot; nearby railways and airfields; local facilities.

SOURCES AND LIMITS IGN BD ORTHO · Enedis · GRDF · IGN BD TOPO · 2026-11-12

What surrounds the plot within 500 m

Land cover and building use.



59 %	14 %	0 %	331	250 m
built fabric (buildings and grounds)	woods and vegetation	declared farmland	residential buildings	nearest industry or warehouse

WHAT IT MEANS FOR YOUR PLOT

Within 500 m this is a built-up area.

Building density near the plot: 68 % within the first 250 m.

961 buildings in the circle, 331 of them homes.

Water surfaces: 12.7 % of the circle.

BEFORE YOU BUY

Visit on a weekday and again in the evening: traffic and activity are best judged on site.

Industrial site 250 m away: come back during working hours to hear the noise and see the lorries.

Water within the circle: look after rain whether paths and garden ends nearby stay wet.

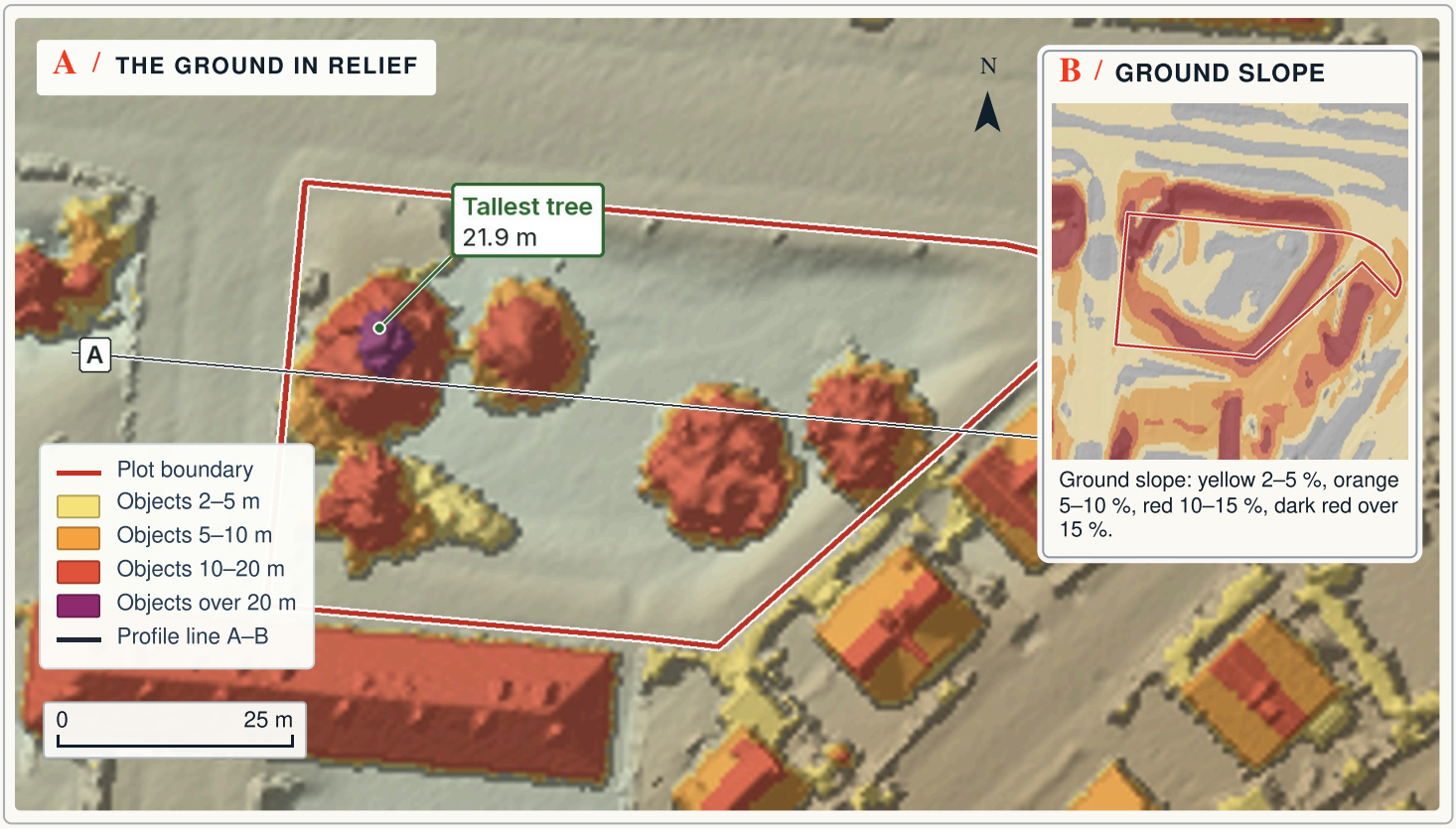
IN THE FULL REPORT

Not in this summary: classified installations, polluted and former industrial sites; Natura 2000, ZNIEFF and nature parks; declared crops and hedges around the plot.

SOURCES AND LIMITS IGN BD ORTHO · IGN BD TOPO · RPG · 2026-11-12

The ground in relief

IGN laser model: shaded ground, height of houses and trees, profile A–B.



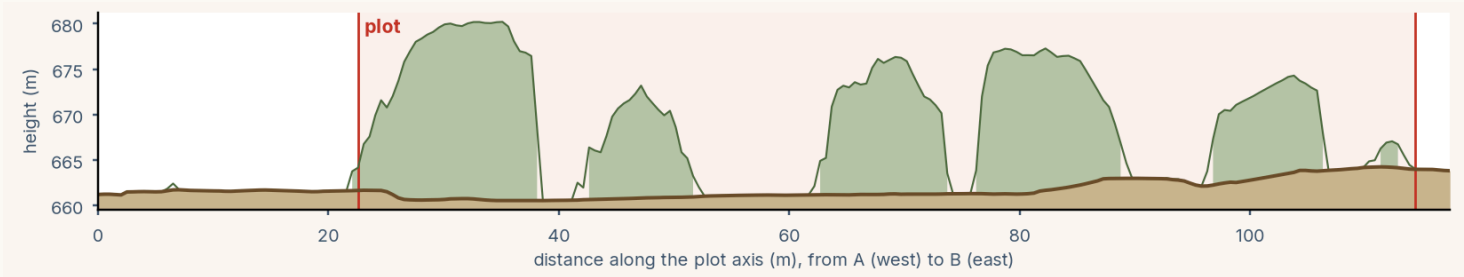
3.7 m
height difference on the plot

1.9 %
average slope

17.0 m
tallest neighbouring building, at the plot boundary

21.9 m
tallest tree, plot and edges

–1.6 m
low point compared with the road



Profile A–B along the long axis of the plot: ground in brown, houses and trees in green above it.

WHAT IT MEANS FOR YOUR PLOT

Ground height on the plot ranges from 660.3 to 664.1 m.

Profile A–B is 117 m long; the part inside the plot rises or falls 3.4 m.

A tree 14.8 m tall within 15 m of the boundary.

The lowest point of the plot is 1.6 m below the nearest road.

BEFORE YOU BUY

The plot sits below the road: ask the seller where rainwater goes during a storm.

Tall trees on the plot or at its edge: check on site who owns them and the shade they cast.

IN THE FULL REPORT

Not in this summary: the plot area in each slope class and the way the ground faces; flood maps (TRI, runoff, coastal flooding); clay, groundwater, cavities, seismic zone and radon.

SOURCES AND LIMITS IGN LiDAR HD · ground and surface models (DTM, DSM) · 2026-11-12

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How the area has changed

1956, 2001, 2010, 2025

The plot on IGN historical aerial photos.

1956



2001



2010



2025



Same frame and scale on all 4 photos, from 1956 to 2025 (69 years). Compare buildings, roads and trees from one photo to the next. The year is that of the IGN flight over the plot; colour also depends on the season and the camera.

IN THE FULL REPORT

Not in this summary: a large 1950–1965 aerial view; nearby land sales with their prices; the municipal land context.

IGN · historical orthophotos and mosaic graphs · 2026-11-12

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What the full report contains

88 pages

88	51	9×
pages	maps	longer than this summary

Next steps 4

- Points to check on the visit
- Unverified information
- Contacts
- Sources and dates

The plot 9

- Cadastral plot
- Plot dimensions
- Plot plan
- Ground relief from LiDAR HD
- Terrain slopes
- Neighbouring building footprints
- Neighbouring building heights
- Neighbouring building uses
- Neighbouring plot dimensions

Images 3

- Location of the plot
- The plot over time
- Aerial views 1950–1965

Roads and networks 6

- Carriageway widths
- Railways nearby
- Overhead power lines
- Local facilities
- Aerodromes nearby
- Local road types

Land sales 2

- Nearby land sales
- Municipal land market

Planning and documents 7

- Planning zones
- Planning documents
- Plan prescriptions
- Plan annexes
- Public easements
- Heritage areas
- Risk prevention plans

Flooding 4

- Medium flood in high-risk areas
- River flood and runoff envelope
- Sea flooding envelope
- Municipal flood records

Nature and heritage 5

- Natura 2000: habitats
- Natura 2000: birds
- ZNIEFF type I
- ZNIEFF type II
- Regional nature parks

Natural hazards and ground 23

- Shrink-swell clay
- Hazards published for the plot
- Rising groundwater
- Recorded ground movements
- Underground cavities
- Seismic zone
- Municipal radon potential
- Classified installations nearby
- Soil information sectors
- Polluted sites under review
- Former industrial sites
- Detailed land cover
- Detailed land use
- Soil sealing
- Regional rock units
- Mapped watercourses
- Ponds and water surfaces
- Woodland and shrubs
- Hedges around the plot
- Public forests
- Distance to tidal shores
- Declared crops
- Boreholes and wells

Coverage depends on the plot and on the sources available.

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This summary and the full report

29 €

Topic	This summary	Full report
Pages	10	✓ 88
Maps and drawings[1]	7	✓ 51 maps
Planning	Zone and map	✓ Zones, prescriptions, easements, documents
Utilities	Map and distances	✓ Overhead lines, roads and widths
Flooding	Summary	✓ TRI maps, flood envelopes, municipal records
Ground and hazards	Clay summary	✓ Clay, groundwater, cavities, seismic, radon
Nature and heritage	⊗	✓ Natura 2000, ZNIEFF, parks, heritage
Land sales	⊗	✓ Nearby sales and price per m²
Surroundings	Up to 500 m	✓ Up to 1 km, facilities, polluted sites
Aerial photos	4	✓ Historical, by availability
Relief	Laser map and profile	✓ Area per slope class, neighbours' heights and footprints
Contacts and visit	⊗	✓ Who to ask, what to check on site

The full report is about 9 times longer. Coverage depends on the plot and the data available.

[1] Cover and plot plan included; historical photos counted on their own.

Full report: €29

One-off purchase, in English. PDF within 45 minutes of the order.

Order the full report for €29

terraincheck.fr/en/order-plot/88196000AD0048