

Beautiful flat 1365 m2 land. Views of the mountains, close to skiing with main drainage



INFORMATION

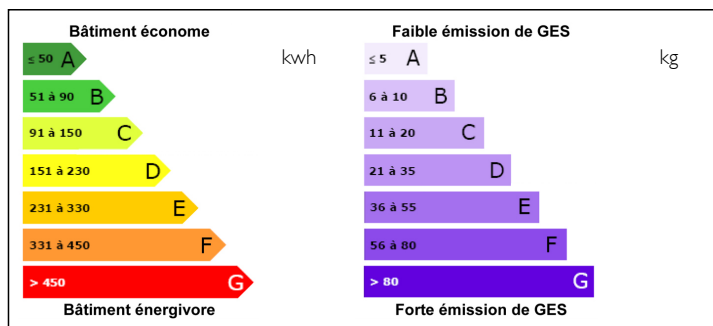
Town:	Marignac
Department:	Haute-Garonne
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	1365 m2

IN BRIEF

Situated on the edge of a typical Pyrenean village, this land is in an ideal location for those who love the outdoors, close to all the mountain activities. SKI INFORMATION • 19 minutes (16 km) to Bagnères de Luchon and Superbagnères ski resort • 23 minutes (15 km) to Le Mourti Ski Resort



ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

The village of Marignac is situated just 20 minutes from Bagnères de Luchon, St Bertrand de Comminges and 15 minutes from Lez in the Val d'Aran Spain.

The village has a bar, hairdressers, school, doctor, optician, pharmacy, florist, restaurant and other shops and services and is just a 5-minute walk to Intermarche supermarket.

At the rear of the village is Lac Gery with pedalos, boules court, mini golf, rafting and a snack bar.

The land is situated to the rear of the village in a quiet sunny emplacement.

The village has main drainage and the main drains run below the bottom of the land making it very easy to connect to (the owner has discussed the costs of this connection). Water and electricity are also within easy reach of the land.

The owner has discussed the price of building a house with a local builder and has the calculations.

You have 1365 m2 of land available,

REGION

Close to the property you will find the following amenities and activities:

- River and a lovely lake
- Adventure Park (Pyrenees Ho)
- Bakers
- School
- Intermarché Supermarket
- Doctors
- Pharmacy
- Physiotherapist
- Optician
- Mechanic
- Computer expert

NOTES