

## Building land with Certificat d'Urbanisme and stunning mountain views (B1411)



## INFORMATION

Town:	ST BEAT
Department:	Haute-Garonne
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	1449 m2



## IN BRIEF

One of 3 plots available. If you are searching for somewhere to build your dream home in France, then this piece of land may be just what you are looking for. Situated in a quiet location on the outskirts of a traditional village in the Pyrenees with wonderful views of the surrounding mountains. The land has a Certificat d'Urbanisme (operation realisable). A super opportunity to purchase land in a delightful village close to skiing, cycling, walking, lakes, mountains and the Val d'Aran in Spain. Ski information: • 16 minute drive to Le Mourtiis Ski Resort (11 km) • 22 minute drive to Superbagnères Ski Resort (20 km) • 45 minute drive to Peyragudes Ski Resort (35 km) • Views of the surrounding mountains

## 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

If you are looking to build a property with outstanding views of the mountains, on the edge of a pretty Pyrenean village, close to skiing, hiking, cycling and VTT routes and only 5 minutes from supermarkets and village shops and amenities then look no further

One of the best views of the Pic du Gar and a panoramic view looking across to the mountains towards Spain.

This land is one of three plots available (if you wish to buy more than one plot of land, the owner is willing to negotiate the price).

In the immediate area you have the following activities and amenities available to you:

- Downhill skiing, snowboarding, snowshoeing and cross country skiing
- Walking and hiking trails at all levels
- Mountains and lakes
- Cycling (cross country and Tour de France mountain passes)
- Paragliding, rafting and fishing
- Spas (Luchon and Lès in Spain)
- Shops, restaurants and historical sites

This is a lovely piece of land measuring 1449 square metres.

A visit is required to truly appreciate views and the location.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## NOTES