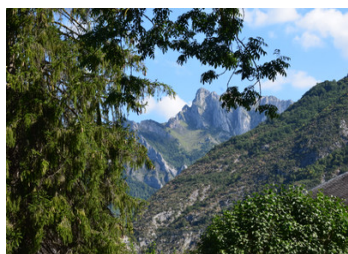


Building land (2 plots) with 2 Certificat d'Urbanisme and stunning mountain views (B1409 et B1410)



INFORMATION

Town:	Saint-Béat-Lez
Department:	Haute-Garonne
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	3182 m2

IN BRIEF

Price negotiable 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 2 plots and 2 Certificat d'Urbanisme (operation realisable) totalling 3182 m2. 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 New - I am happy to do a virtual tour via phone for clients who live at a distance prior to visiting in person.

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 consists of 2 plots measuring 3182 m² - the owner is willing to negotiate the price. The owner has 2 planning permissions allowing to build 2 properties if required on the land.

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

In summary - this is a super piece of building land measuring 3182 square metres with outstanding views and close to all amenities and activities

Toulouse airport is 1h20 mins from the village, Tarbes/Lourdes an hour away.

The train station and the A64 motorway are under 25 minutes away providing easy access.

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

Information about risks to which this property is exposed is available on the Géorisques website :

NOTES