

UNDER OFFER Stunning views for this 1.2 acres ridge plot facing the Pyrenees CU, water & electricity.



INFORMATION

Town:	Séailles
Department:	Gers
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	4934 m2

IN BRIEF

This lovely plot is situated off a small country lane on an east/ west ridge. South facing with stunning views to the Pyrenees and open countryside. Planting has been carried out to include magnolia, and decorative grasses as well as the conifer to add to the existing mature trees, which include oak to create a colourful display. 10 minutes from Aignan, 20 minutes from Vic Fezensac 1h 40 from Toulouse. Water and electricity on site and soil tests carried out. Plans have been made for a house and an artists studio with mezzanine



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

Area highlights:

- *Marciac and Marciac Jazz Festival
- *Plaimont and Saint Mont wineries and events
- *Eauze, with an amazing Thursday market, and famed for its Roman heritage and antiquities
- *Lupiac, the home of the dashing Musketeer, D'Artagnan
- *Aignan, with its Monday market, Plaimont wine cave, and lake
- *Bassoues, a medieval village with a castle-tower and a delightful Sunday market
- *Nogaro with a velorail, aerodrome with light aircraft and gliders and race car circuit
- *Termes D'Armagnac, with a medieval castle overlooking the Adour region
- *The Maison de L'eau in Ju-Belloc, which features a wonderful nature trail along the Adour River
- *Numerous wineries and Armagnac producers
- *Swimming Lakes with Sandy beaches at Lupiac and Aignan
- *Spa Castera Verduzan and Barbotan

Distances:

- Demu 8mins
- Aignan 10 mins
- Eauze 10 mins
- Vic Fezensac 20mins
- Nogaro 20 mins
- Marciac 35mins
- Skiing 2h
- Bordeaux Airport 2h
- Altantic Coast 2h10
- Toulouse airport 1h25

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

NOTES