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## Plot Construction Land

**20 000 €** [ Gebühren an den Verkäufer ]

- Referenz : AF26690
- Grundstücksfläche : 1 300 m<sup>2</sup>



Situated less than 10 mins from Lannemezan and 40 mins from Tarbes is this exceptional 1300m<sup>2</sup> plot of land in an ideal location with a superb view of the Pyrenees. Perfect for your constructing your new dream home.

### Key characteristics:

- South facing aspect: enjoy sunlight all day long
- Easy access: two accesses for maximum practicality
- Services available: water, electricity and other mains services at edge of plot
- Sewage : no mains drainage offering flexibility for your project
- Permit to construct a dwelling: a valid CU (Certificat d'Urbanisme) exists allowing you to plan your future home

### Why choose this land:

- A pleasant plot offering good quality of life with a magnificent view of the mountains.
- Proximity to commerce and services in Lannemezan
- Strategic location for lovers of nature and outdoor pursuits

You will be in a charming village, 10 mins north of Lannemezan for all commerce and services, just over 10 mins from A64 motorway, less than one hour from skiing, 40 mins from Tarbes, 1h15 from Pau, 1h15 from Spain, 1h from Toulouse, 2h from Biarritz and the Atlantic coast.