LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A13072 Price: 49 000 EUR

agency fees included: 5000 € TTC to be paid by the buyer (44 000 EUR without fees)

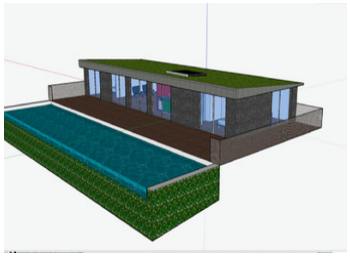
A must-get! 2599sqm land with an exceptional view, 20mn from Auch and less than 1h from Toulouse















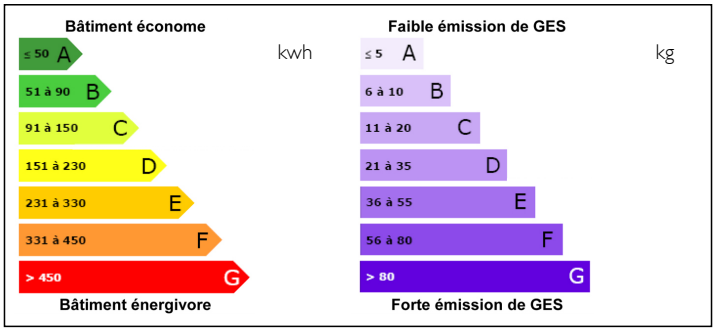
INFORMATION

Town:	Castelnau-Barbarens
Department:	Gers
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	2599 m2

IN BRIEF

Ideal to build your holiday - or main - home. Land of more than 2500sqm, with an exceptional view over the Gers countryside, not overlooked, less than 30mn from Auch and 50mn from the international airport of Toulouse, and 1 hour from place du Capitole, Toulouse city center. Building permission confirmed. New ecological and economical construction methods and materials allow you to build your house on a tight budget!

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.

UK: 08700 11 51 51 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
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NOTES

DESCRIPTION

15 minutes from the entrance to the motorway between Auch and Gimont, 25 minutes from Auch and 1 hour from Toulouse, this 2599m2 piece of land offers an exceptional and panoramic view over the Gers countryside.
Its flat and sloping parts will allow you to build an original house with a magnificent view on the hills and plains for miles, from sunrise to sunset.
It is 2 minutes walk from the centre of a village steeped in history, which offers a dynamic community life and the starting point of many hiking trails.
It is less than 20 kilometres from Auch and less than 70 kilometres from Toulouse-Blagnac airport and the centre of Toulouse, via the N124.

Networks (electricity, water) are available next to the land. An autonomous drainage system shall be installed.

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

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