

Land (2514m) with Certificat d'Urbanisme in Aux-Aussat: peaceful rural setting with nearby community life!

EXCLUSIVE



INFORMATION

Town:	Aux-Aussat
Department:	Gers
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	2514 m2

IN BRIEF

If you are searching for somewhere to build your dream home in France, then this piece of land of 2514m2 may be just what you are looking for.

- quiet location in a small village in the Gers
- wonderful panoramic views of the surrounding countryside and mountains
- Certificat d'Urbanisme
- fully equipped (water, electricity, telephone) with fibre optic internet available in the village.



ENERGY - DPE

DPE not required.

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

Situated in a quiet location in a tranquil village in the Gers with wonderful views of the surrounding countryside and mountains.

The land has a Certificat d'Urbanisme and is fully equipped (water, electricity, telephone) with fibre optic internet already available in the village.

The plot extends back from the road gently sloping down towards the valley and countryside.

A super opportunity to purchase land close to the Bastide town of Miellan and picturesque village of Tillac with its restaurants, post office, and shop and a within 15 mins of the larger towns of Mirande and Marciac (famous for its annual international jazz festival) with all amenities.

Tarbes-Lourdes airport is a 30 min drive, Toulouse and Bordeaux airports are accessible within 2 hours.

Also, in less than 2 hours you can also be skiing in the Pyrenees or enjoying tapas in Spain!

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

NOTES