

Ready-to-Build Plot, stunning mountain views near Lannemezan — Services Installed, Valid Building Permit !

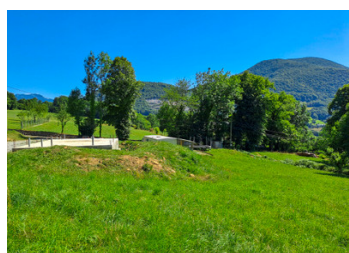


INFORMATION

Town:	Labastide
Department:	Hautes-Pyrénées
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	6050 m2

IN BRIEF

Discover a rare, ready-to-build plot in the Pyrenees, just 15 minutes from Lannemezan, offering exceptional value and convenience. Unlike typical building plots, this land is already fully connected to mains water and electricity and includes a certified, SPANC-approved septic system—eliminating the costly groundwork that often delays self-build projects. A valid building permit is in place, so your construction project can start immediately. Adding to its appeal, the property features a fully functional static caravan (not included in the sale price but negotiable), allowing you to live on-site while building. With two easy access points, sweeping mountain views, and a peaceful setting close to shops, schools, and year-round outdoor activities like hiking, cycling, and skiing, this plot combines rural tranquillity with practical readiness. This is a unique opportunity to buy land that's truly ready to move onto and...

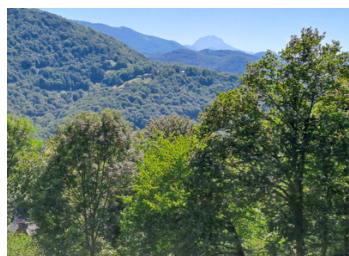


ENERGY - DPE

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

Located just 15 minutes from the bustling town of Lannemezan, this exceptional plot of building land for sale in Southwest France offers the perfect opportunity to create your dream family home or holiday gîte. Set on a quiet, rural road in the heart of the stunning Occitanie region, the land boasts panoramic views of the Pyrenees mountains, creating a truly idyllic backdrop for any project.

This generously sized plot benefits from two easily accessible entry points, providing flexibility for design, layout, or multi-use access. A valid Certificat d'Urbanisme is already in place, making the planning process straightforward. The site is fully serviced with mains water and electricity, and a SPANC-approved septic system is already installed and operational—saving significant cost and time for prospective buyers.

Note: The existing foundations on the site are not covered by a structural guarantee and will be removed upon sale agreement. Please note, the static caravan is not included in the advertised price.

Ideal for lovers of the outdoors, the property is surrounded by year-round activities such as hiking, biking, and nature trails, and it's within easy reach of several popular ski resorts. The vibrant town of Lannemezan offers all necessary amenities including shops, restaurants, schools, and medical facilities.

Whether you're seeking a serene countryside escape or a smart investment in French rural tourism, this ready-to-build plot near Lannemezan ticks all the boxes.

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

NOTES