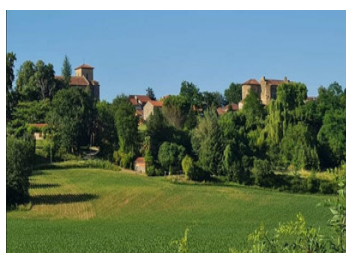
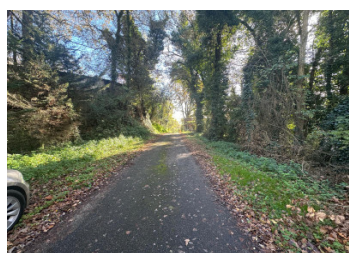


## LAND in PANJAS, GERS (32) SOUTH WEST FRANCE

EXCLUSIVE



## ENERGY - DPE

DPE not required.

## INFORMATION

|             |         |
|-------------|---------|
| Town:       | Panjas  |
| Department: | Gers    |
| Bed:        | 0       |
| Bath:       | 0       |
| Floor:      | 0 m2    |
| Plot Size:  | 3261 m2 |

## IN BRIEF

BUILD YOUR DREAM house in the GERS!

Building plot with a total area of 3,261 m<sup>2</sup> with a valid planning certificate dated 09/02/2026, marked out and unserviced.

The peaceful village of Panjas offers a friendly community and has a newly renovated bar restaurant opening this year. With quick access to the famous Circuit of Nogaro (10 mins). You'll find at Nogaro all daily amenities, shops, cafés, restaurants, doctors schools and a clinic.

Eauze the capital of the Bas Armagnac region is a 15min drive and has a bustling weekly market selling local, seasonal produce.

Mont de Marsan and Aire sur L'Adour is a 20min drive in Les Landes (40) department offering all amenities and access to the A65 motorway, access to Spain/Bordeaux.

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

null

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

## NOTES