

Build your dream in Southwest France—approved family home with stunning Pyrenees views.

## EXCLUSIVE



## ENERGY - DPE

DPE not required.

## INFORMATION

Town:	Sarragachies
Department:	Gers
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	19885 m2

## IN BRIEF

A rare opportunity to purchase building land with full planning permission granted for a spacious 335m<sup>2</sup> family home, including a swimming pool, workshop, and carports. Set in the peaceful village of Sarragachies (Gers, 32), the plot enjoys breath-taking 180° views of the Pyrenees and surrounding countryside of the Midi-Pyrénées. The site is cleared and ready for immediate construction.

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

Set in the rolling hills of the Gers, this exceptional building plot is ideal for those seeking space, privacy, and stunning natural surroundings. The approved project includes a thoughtfully designed home on a 335m<sup>2</sup> base, complete with carports, a workshop, and a private swimming pool—perfect for a relaxed and modern lifestyle in the South of France.

Facing south and slightly elevated, the plot captures spectacular panoramic views of the Pyrenees mountains and the serene countryside. The location offers a blend of rural calm and easy access to amenities, with friendly neighbour's and a welcoming village atmosphere.

Location & Lifestyle:

Sarragachies is nestled in the heart of Gascony, a region known for its sunshine, vineyards, gastronomy, and slow pace of life. The area offers rich cultural experiences, from historic bastide towns to vibrant festivals, alongside natural beauty and excellent food and wine.

Local Attractions & Amenities:

- Marciac Jazz Festival (30 min drive) – international music event every summer
- Wine tours – Madiran, Armagnac, and Saint Mont vineyards nearby
- Outdoor activities – walking trails, cycling routes, and nature parks
- Weekly farmers' markets in nearby Riscle, Aire-sur-l'Adour, and Plaisance

Access & Transport Links:

- Shops & daily services: 8–10 minutes by car
- Airports:
  - Tarbes-Lourdes (50 min)
  - Pau (1 hr)
  - Toulouse-Blagnac (1 hr 45 min)
  - Bordeaux (2 hrs)
- TGV stations:
  - Tarbes (1 hr)
  - Agen (1 hr 45 min)

## LOCAL TAXES

Taxe habitation: EUR

## NOTES