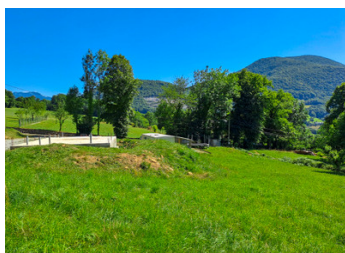


Land for Sale near Lannemezan with Mountain Views – Ideal for Family Home or Gîte



INFORMATION

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



IN BRIEF

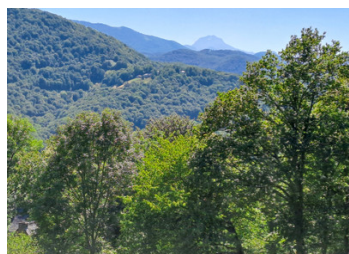
Explore this exceptional building plot for sale in the Pyrenees, located on a peaceful rural road just 15 minutes from Lannemezan. With two easily accessible entry points, the land offers flexibility for developing a family home or gîte. A valid Certificat d'Urbanisme is in place, and the property is fully serviced with mains water, electricity, and an operational, SPANC-approved septic system. Enjoy panoramic mountain views and direct access to year-round outdoor activities, including hiking, cycling, and skiing at nearby ski resorts. Situated in the picturesque Occitanie region, the plot combines rural tranquility with proximity to shops, schools, and amenities. Whether you're looking to build your dream home or launch a holiday rental business, this ready-to-build plot of land near Lannemezan is a rare and valuable opportunity. Don't miss your chance to own a slice of the Pyrenees—schedule...

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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

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>