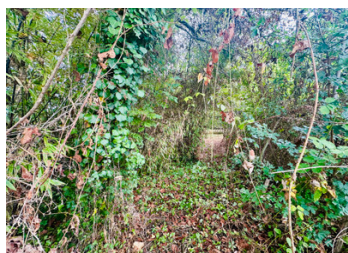
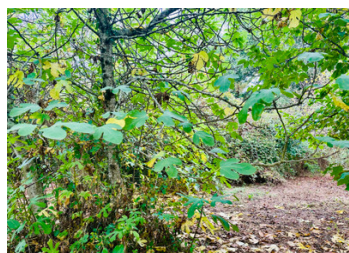
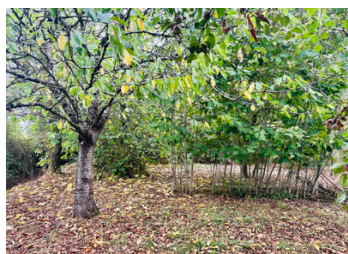


LAND with BUILDING PERMISSION, edge of village location, 10 min drive to Maubourguet all amenities

## EXCLUSIVE



## ENERGY - DPE

DPE not required.

## INFORMATION

Town:	Hères
Department:	Hautes-Pyrénées
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	5408 m2

## IN BRIEF

**BUILD YOUR DREAM HOME – CHANGE OF USE GRANTED**

Set on the edge of a peaceful village just 10 minutes from Maubourguet, this plot of land offers the perfect opportunity to build a detached house in the beautiful Hautes-Pyrénées region of South West France.

Change of use has already been granted for 2,500m2 of the land, allowing you to move forward quickly to create your perfect home or holiday getaway.

**Why Choose the Hautes-Pyrénées?**

Enjoy the perfect mix of countryside tranquillity, proximity to the Pyrenees mountains, and easy access to town amenities. This area is loved for its natural beauty, wine routes, local markets, and friendly communities. Whether you plan to live here full-time or use the property as a holiday home, this location ticks all the boxes.

**Don't Miss Out!**

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

Opportunities like this are rare – especially with planning permission already granted.

Contact Leggett Real Estate today to arrange a viewing or obtain further information.

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



## LOCAL TAXES

Taxe habitation: EUR

## NOTES