

Building plot 737 m , mountain views, south-facing, peaceful setting, CU approved, near Spain



## ENERGY - DPE

DPE not required.

## INFORMATION

Town:	Fronsac
Department:	Haute-Garonne
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	737 m2

## IN BRIEF

A 737 m<sup>2</sup> building plot with an approved operational planning certificate - CU (B), ideally located in a peaceful setting in Fronsac (31440).

South-facing and enjoying lovely open views of the surrounding mountains, the land is already fenced on three sides.

All utilities are easily accessible from the roadside, including mains drainage, water, electricity and fibre optic internet.

The village offers a calm environment while remaining close to local amenities, and is just a 30 minute drive to the Spanish border and the sought-after Val d'Aran with restaurants, bars, shops and activities.

An ideal opportunity to build a main residence or holiday home in the heart of the Pyrenees.

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

Building Plot with Mountain Views – Fronsac, Pyrenees

Set in a peaceful and natural environment, this 737 m<sup>2</sup> building plot offers a wonderful opportunity to create a home tailored entirely to your vision.

With an approved operational planning certificate - CU (B), you can move forward with your project with clarity and confidence.

The land is south-facing, ensuring sunlight throughout the day, and enjoys open, uninterrupted views of the surrounding mountains — including snow-capped peaks in winter.

Already enclosed on three sides, it provides a practical starting point for landscaping.

One of the key advantages of this plot is all utilities are readily accessible from the lane, including mains drainage, water, electricity and fibre optic internet, making the process of building more straightforward and cost-effective. This is a significant advantage when building in rural areas.

Whether you are looking to create a permanent residence, a lock-up-and-leave holiday home, or a future rental investment, this plot offers flexibility and strong potential in a highly desirable location.

The Region

Located in the charming village of Fronsac (31440), the setting is peaceful yet far from isolated. Everyday amenities including supermarkets, cafés and local services are within easy reach, while the surrounding area offers a rich blend of French and Spanish culture.

Just 30 minutes from the Spanish border, the vibrant Val d'Aran is close by, offering a wide choice of restaurants, bars, shops and year-round activities.

## LOCAL TAXES

Taxe habitation: EUR

## NOTES