

Großweikersdorf

"Villa project" with 8700 m² of land and absolute peace and discretion

Property ID: 2024344920



PURCHASE PRICE: 1.299.000 EUR • LAND AREA: 8.700 m²

Property ID: 2024344920 - 3701 Großweikersdorf

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At a glance

Property ID	2024344920	Purchase Price	1.299.000 EUR
		Commission	3% zzgl. UST

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The property



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A first impression

This unique property offers the rare opportunity to build an exclusive home amidst pristine natural surroundings. Its secluded location guarantees utmost privacy and tranquility, while the breathtaking panoramic views invite you to relax amidst nature. The images provide inspiration from a house built on a comparable property. Total area: approx. 8,700 m², of which approx. 4,285 m² is building land/agricultural land suitable for a luxury villa with a pool and underground garage. Approx. 4,415 m² of surrounding forest (designated as grassland/forest) ensures complete privacy. There is the possibility of keeping horses on the expansive property; specific details can be discussed with the relevant authorities. The rural setting is ideal for nature lovers and those seeking peace and quiet who still appreciate proximity to urban amenities. Thanks to excellent connections to Vienna, the city is easily accessible while simultaneously allowing you to enjoy the rural ambiance. This exclusive property combines luxury, nature, and privacy, offering discerning buyers a unique opportunity to realize their dream of living amidst greenery. The property is fully serviced with electricity, water, and fiber optic internet. A groundwater well on the property provides additional energy independence. There is no development plan in place; therefore, the regulations of the Lower Austrian Building Code apply. The property is divisible, with each section requiring a connection to public utilities. Four residential units can be built on each plot. A topographic map is available, and the property has been recently surveyed. The property has a gentle slope and currently features two separate driveways.

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All about the location

Das angebotene Grundstück befindet sich in der idyllischen Gemeinde Baumgarten am Wagram, nur 35 Minuten außerhalb der pulsierenden Metropole Wien. Die Lage besticht durch absolute Ruhe und Privatsphäre sowie einen unvergleichlichen Fernblick über die umliegende Landschaft.

Bushaltestelle: 3 Min zu Fuß

Bahnhof: 5 Min mit dem Auto, 8 Minuten per Rad

Großweikersdorf: 4 Min

Wien Zentrum: 35 Min

Hollabrunn: 14 Min

Tulln: 20 Min

Stockerau: 20 Min

Krems: 25 Min

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Contact partner

For further information, please contact your contact person:

Herten Immobilien GmbH

Marc-Aurel-Straße 3, A-1010 Vienna

Tel.: +43 1 532 25 50

E-Mail: wien@von-poll.com

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