

**Großweikersdorf**

# "Villa project" with 8700 m<sup>2</sup> of land and absolute peace and discretion

**Property ID: 2024344920**



**PURCHASE PRICE: 1.299.000 EUR • LAND AREA: 8.700 m<sup>2</sup>**

**Property ID: 2024344920 - 3701 Großweikersdorf**

- **At a glance**
- **The property**
- **A first impression**
- **All about the location**
- **Contact partner**

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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 m<sup>2</sup>, of which approx. 4,285 m<sup>2</sup> is building land/agricultural land suitable for a luxury villa with a pool and underground garage. Approx. 4,415 m<sup>2</sup> 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**

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