

Engerwitzdorf

# Large, sunny and unobstructed plot of land in Engerwitzdorf

Property ID: AN692



[www.von-poll.com](http://www.von-poll.com)

PURCHASE PRICE: 690.000 EUR • LAND AREA: 3.207 m<sup>2</sup>

Property ID: AN692 - 4209 Engerwitzdorf

- At a glance
- The property
- A first impression
- Contact partner

Property ID: AN692 - 4209 Engerwitzdorf

## At a glance

Property ID	AN692	Purchase Price	690.000 EUR
		Commission	3% vom Kaufpreis zzgl. 20% Ust.

Property ID: AN692 - 4209 Engerwitzdorf

## The property



Property ID: AN692 - 4209 Engerwitzdorf

## The property



Property ID: AN692 - 4209 Engerwitzdorf

## The property



Property ID: AN692 - 4209 Engerwitzdorf

## The property



**Property ID: AN692 - 4209 Engerwitzdorf**

## A first impression

The property is located in the south of Engerwitzdorf, in an exceptionally sunny and quiet location. It has its own driveway, is approximately 2 km from the town center, and a bus stop is 450 m away. There is a view to the south towards the Alpine foothills. The adjacent property to the south is grassland and is used for agriculture, thus ensuring an unobstructed view. Total property area: approx. 3207 m<sup>2</sup>; Building land & grassland area: approx. 2759 m<sup>2</sup>; Access road area: approx. 448 m<sup>2</sup>. Utilities such as sewage, water, and electricity are available at the property line. There is no development plan; the Upper Austrian Building Code applies. - Public transport (bus) approx. 450m - Shopping facilities in Engerwitzdorf approx. 2.3 km - Kindergarten, primary school approx. 2 km - Public playgrounds, sports and leisure facilities approx. 2 km - Motorway access (A7) approx. 3.5 km - Gallneukirchen town center approx. 4 km - Linz city center approx. 16 km - Linz main train station approx. 20 km - Hörsching Airport approx. 30 km

Property ID: AN692 - 4209 Engerwitzdorf

## Contact partner

For further information, please contact your contact person:

Dipl. Ing. (FH) Thomas Fleischanderl

---

Schmidtorstraße 4, A-4020 Linz

Tel.: +43 732- 77 83 98

E-Mail: [Linz.at@von-poll.com](mailto:Linz.at@von-poll.com)

*To the Disclaimer of von Poll Immobilien GmbH*

---

[www.von-poll.com](http://www.von-poll.com)