



#0001011332

Maklerservice & Bewertung

GRUNDSTÜCK OHNE BAUZWANG IN RUHIGER LAGE!

2832 Ofenbachgraben



Purchase price:

46.400,00 €

Base Area:

928,00 m²

YOUR CUSTODIAN



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DESCRIPTION

Affordable plot with approximately 677 m² of building land share, the remaining area is grassland,

All connections are located at the property boundary.
The development fees to the municipality are still to be paid.

Interested? Request the exposé in writing and without obligation. I look forward to a viewing with you.



FITTINGS AND PROPERTIES

PROPERTIES

Category	Plot
Sales Type	Buy
Asset	Yes
Form of ownership	Sole ownership

AREAS

Base Area	928,00 sqm
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FEATURES

Location	South-East
View	Mountain View
Area	Village Area
Exploitation	Common developed



PRICES AND FINANCIAL INFORMATION

BASE PRICES

Unit Buy Price	46.400,00 €
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TOTAL

Total buy price	46.400,00 €
Commission Buy	1.744,15 € incl. 20% VAT

SIDECOSTS

Costs for contract	Gem. Tarif des Vertragserrichters
Purchase tax percent	3,5%
Land register entry percent	1,1%



INFRASTRUCTURE AND SURROUNDING

Nearby, there are various shopping facilities (approx. 3 km) that make everyday life convenient, as well as schools, doctors, and restaurants. Leisure activities are also easily accessible, including beautiful hiking and recreational areas that invite you to engage in sports and relax in nature. This location thus combines rural tranquility with good infrastructure and diverse opportunities for work, education, and leisure.

Vienna can be reached by car in about 1 hour, and Wr. Neustadt in about half an hour. The Scheiblingkirchen train station (Aspang railway) is approximately 3 km away.



GALLERY



LINKS AND DOWNLOADS

[More information](#)

