

# **spacious building plot – only minutes far the ski lift, golf course, bathing lake**

Land for sale in 5630 Bad Hofgastein

Object ID: 8071

Purchase Price: **452,000 EUR**



## spacious building plot – only minutes far the ski lift, golf course, bathing lake

Object ID	8071
Object type	Land
Address	5630 Bad Hofgastein Salzburg
Grundstück ca.	942 m <sup>2</sup>
Provisionspflichtig	Ja
Buyer's Commission	3 % + 20 % VAT of the purchase price
Purchase Price	452,000 EUR



## Objektbeschreibung

At the end of a cul-de-sac you will find this spacious plot, which is ideal for building a very spacious detached house. The almost 1000 m<sup>2</sup> of floor space allow for about 200 m<sup>2</sup> of living space. The quite level nature of the plot and the location outside the yellow or red zone simplify the planning and reduce building costs accordingly.

Access is via a private road with access and usage rights secured in the land register. All connections (water, sewer, electricity) are available in the immediate vicinity. The ski lifts in the Angertal or the Schloßalm are only about 3 or 2 km away, the bathing lake for the summer is in walking or cycling distance, as well as the golf course.

The property could be extended by the additional acquisition of a neighbouring parcel.



## Location

The market town of Bad Hofgastein (6,800 inhabitants, 850 m above sea level) is situated at the widest and sunniest point of the Gastein valley. Whether in winter or in summer Bad Hofgastein offers a wide range of sporting opportunities. In summer you will find over 350 km of marked hiking trails, countless family-friendly cycle paths, numerous golf courses, outdoor pools, tennis courts and much more. In winter, the Gastein Valley has 4 skiing areas (Stubnerkogel-Angertal-Schlossalm, Dorfgastein-Großarl, Sportgastein) with a total of 200 kilometres of pistes and 51 lifts that take you up to 2700 metres above sea level. With over 90 kilometres of groomed cross-country ski trails, Gastein is a paradise for cross-country skiers. For relaxation and recuperation after a strenuous day of skiing, visit the Alpen Therme Bad Hofgastein, the Felsentherme Bad Gastein or the Heilstollen in Gastein.

More information about the region: [www.gastein.com](http://www.gastein.com) Infrastructure:

Nearest train station in Bad Gastein

The nearest airports are: Salzburg (94 km), Munich (204 km)



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