

Rügen, plot of land for sale near Sassnitz

Constructible lot to buy in Hagen in the heart of the Jasmund national park, all mains connected

Nice, flat and slightly sloping land for sale near Sassnitz on the island of Rügen. You can buy this constructible plot in Hagen, a hamlet of Lohme in the heart of the Jasmund National Park, a haven of peace 7.5 km - 4½ miles away from the port of Sassnitz. This



This rectangular land is superbly located, with mains (water, electricity and sewage) at the foot of the plot.

This large plot is easy to build and sunny: with a yearly average of 1,840 hours of sunshine, the island of Rügen is the sunniest region of Germany.

The general plan of soil use provides the possibility (but not the obligation) to divide this plot into up to three lots, of a sufficient size to allow the construction of one, two or three detached houses, with one floor over ground floor at most.

There is no sea view as such, but it is not excluded that from the top floor of one of the villas, some sea view will be guessed toward the Baltic Sea.

The chalk cliffs immortalized by Caspar David Friedrich are 4 km - 2½ miles away (a bus whose station is within 5 minutes walk can bring you there), the town and the marina, fishing harbour and ferries to Trelleborg are 7.5 km - 4½ M away, the Schaabe beach is to 11 km - 7 M, those of the very chic Binz seaside resort to 18 km - 11 M, and the first restaurant to 500 metres - ¼ mile.

The property tax is currently more or less equivalent to the fee charged to the community for letting the pedestrian way (a historical rarity), and thus almost zero. A unique right of access to the renovated water network (about 5,500 euro) will be due with the granting of the building permit.

This large constructible plot of land to buy in the heart of the Jasmund National Park somewhat off Sassnitz on the isle of Rügen, is for sale directly from owner, without commission and without contractor's obligation, but a reputable company can be recommended on request.

Lohme, OT Hagen, (Sassnitz), plot P-2233 :

Surface: 1'185 m² – 12,750 square feet (+ pedestrian way)

Constructible: 25%

Distance to the sea 2,5 km – 1.5 mile

Price: EUR 125,000.- plus taxes and costs (≈ 7%).