



🏠 1 437 m<sup>2</sup> 📍 Techelsberg, Rakousko 💰 890 000 EUR / 21 684 850 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Aneta Větrovská**  
ASSISTANT

info@luxent.cz  
+420 731 300 400

Order number	<b>N7374</b>	Price	<b>890 000 EUR / 21 684 850 CZK</b>
Address	<b>Techelsberg, Rakousko</b>	Type	<b>Lands</b>
Category	<b>Housing</b>	Land area	<b>1 437 m<sup>2</sup></b>

## About real estate

We offer for sale a building plot of 1,437 sqm in the picturesque town of Techelsberg, located in the Austrian state of Carinthia, near Lake Worthersee. This location is known for its beautiful nature, mild climate, and rich history. The town itself is surrounded by green hills and forests, offering a peaceful and pleasant environment for living.

The local area offers several attractive features. The plot, with a beautiful view of the lake, is excellently connected to basic infrastructure, which means an ideal balance between quiet country living and accessibility to urban services.

Techelsberg offers great transport connectivity. The town is well connected to the road network, with the main cities of Carinthia, such as Klagenfurt, reachable in less than an hour. There is also access to public transport, which makes it easier for those who prefer public systems. Additionally, railway stations are nearby, which is convenient for longer-distance travel.

In terms of leisure activities, a wide range of outdoor options are available. The area has many hiking trails, ideal for walking, cycling, or simply relaxing walks in nature. The proximity to Lake Worthersee also provides opportunities for water sports, such as swimming, sailing, or windsurfing. In winter, the region is suitable for skiing, cross-country skiing, and other winter sports. Additionally, there are several cultural and historical landmarks in the area, offering the chance to explore the local history and traditions.

Techelsberg, therefore, is a place that combines a high-quality living environment with good infrastructure and a wide range of leisure activities, making it an excellent place to live, vacation, or an outstanding investment opportunity.