



## Excellent Plot of land & Building For Development for sale in Valsøyfjord



### Informazioni sull'Agente

Nome:	Niall Madden
Nome della ditta:	Esales Property Limited
Nazione:	United Kingdom
Experience since:	2002
Tipo di servizio:	Selling a Property
Specialties:	
Property Type:	Apartments
Telefono:	
Languages:	English
Sito web:	<a href="https://esalesinternational.com">https://esalesinternational.com</a>

### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 410,304.25

### Posizione

Nazione:	Norway
Indirizzo:	VALSØYFJORDVEGEN 1587
Cap:	6687
Pubblicato:	12/11/2024

Descrizione:

Excellent Plot of land & Building For Development for sale in Valsøyfjord Norway

Esales Property ID: es5553924

### Property Location

VALSØYFJORDVEGEN 1587  
VALSØYFJORD  
6687  
Norway

### Property Details

Here we present an excellent plot of land in one of the most sought after areas for development right now in Norway.



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The property Engan consists of approximately 8,000 m<sup>2</sup> of land and a building of 2,400 m<sup>2</sup>. The building was previously a school for the village and in 2016 was remodelled for 900,000 Euros to be used as an asylum centre.

The building has since been rented out to workers in various companies.

In 2022-2023, a prospectus has been drawn up with a view to conversion into 14-18 apartments.

The building has been approved for conversion to residential purposes. The municipality wants the property to be developed, cared for and used. The seller is looking to retire and therefore wants to sell. A buyer can, for example, rebuild as the current prospectus is or demolish the existing building and build a new building adapted to the beautiful and seaside property which has a 360-degree view.

There is a marina in the immediate vicinity where boats can be left.

The property is approx. 8 minutes by car from the center of Liabøen, where there are council houses, shops, accommodation and a restaurant. There is also a shop just 2 minutes by car inland along the beautiful Valsøyfjord.

The property is located by a phenomenally beautiful maritime fjord system that stretches in many directions with straits between islands and under bridges out to the sea beyond.

The plot is right next to a public asphalt road and has a large parking area/former school site.

It is usually impossible to build on such plots today. The plot borders on agricultural areas in the direction of the view and therefore there will be no buildings that take away the view.

Several kilometers of new Europaveg no. 39 are being built past the property, which will be partially completed in 2024, and this provides faster access both north and south.

The property is therefore one of the best-situated seaside properties in the area and this is the place for those who are concerned with the best possible location with a great view and proximity to the sea, fjords, ocean, mountains and beautiful nature.

The sunsets here are, due to the topography, completely unique and they take everyone's breath away.

The location is by a mountain and fjord system that stretches in and out towards the Norwegian Sea and rich fishing grounds. Good fishing spots can be reached within 5-10 minutes by motorboat. You can also fish with a rod from the seashore in the immediate vicinity. The wildlife is rich and there are good opportunities to join in the hunt for deer, elk, roe deer and other things and or engage in photo safaris.

The property is suitable for wealthy people who want a different climate to what is found in more southerly latitudes. The Gulf Stream means that the climate is relatively mild all year round, and the temperature is on average 10-20 Celsius. At its coldest, it can be about minus 15 C in winter and 32 in summer.

There is relatively little snow due to the same conditions and due to the proximity to the sea. Activities you can do here are walks in the forest and fields, boating, car-mountain-fishing and hunting trips. There is a sandy beach right next to the property and it is possible to swim here in the summer. With boat trips, you can visit various places by the sea and several restaurants and sights located by the sea.



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Access to the property is direct from a public road and a separate road can be built inside the plot itself. Clean water is supplied from the municipality's waterworks and is connected to the property/building. Sewage is cleaned using a septic tank, with discharge to the sea that has good flow and cleaning.

There are large outdoor areas in this municipality and surrounding municipalities and there will therefore be a lot of outdoor areas available outside the property itself. Otherwise, travel in rural Norway is free.

The area around the property consists of farms/agricultural areas.

In other words, this is a peaceful and wonderful place on earth and for people who love nature, peace and quiet and the experiences nature provides, this will be a great place to be when needed.

Seller runs an architectural and engineering firm with his wife and can help with planning and administration of buildings. They made the illustrations. The property can be sold as a company if it is desirable in relation to requirements for a license and document fees in connection with the purchase or to get the sale completed more quickly.

## About the Area

Valsøyfjord is a former municipality that was located in Møre og Romsdal county, Norway. The 156-square-kilometre municipality existed from 1894 until 1965. The municipality included the land surrounding the Valsøyfjorden and its entrance at the Arasvikfjorden in the present-day municipalities of Aure and Heim.

## Main Features

- 8000 m2 of land for development
- 2350 m2 living space in the building
- Excellent location close to many amenities
- Stunning views.
- Huge Potential in the rental market if redeveloped.

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## Comune

Dimensione del lotto: 8000 mq

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX6.385.115



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