



## 332-125, Kyogoku, Abuta gun, 0440131

A large 1000 tsubo, 3393sqm block of land nestled in a tranquil forest setting at the base of Mt Yotei.

Approximately half-way between Niseko and Rusutsu ski resorts.

Create your own "villa in the woods", with ample space for designing your luxury getaway. One of 5 large blocks of land located in a rural/forest setting at the base of Mt Yotei just a few minutes drive from nearby Kyogoku town, 10 minutes drive to Kutchan, 15 minutes drive to Niseko Hirafu/Hanazono Ski resorts, and 20 minutes to Rusutsu Ski resort, etc. Large frontal road access, with immediate access to town water, electricity and an area with non-restrictive building regulations means your private getaway can be created with minimal hassles. Contact Ross at Niseko Realty Sales T:0136-23-2221 for pricing and further information.

### MORE INFORMATION

#### Property area details

Road Frontage : approx.41.83m Property Area (Tsubo) : 1,026.38

#### Other features information

Terrain : Slight slope Land Aspect : Easterly direction

#### Facts

Lot : 3393.00

#### Construction

Building Coverage Allowance : unspecified area Maximum Height(m) : unspecified area Floor Area

Percentage Allowance : unspecified area

#### Licence

Real Estate Licence : Hokkaido Shiribeshi No4(314)

### LAND INFORMATION:

Subdivision : Yes

Land : Freehold

Holding

Type

Frontpage : approx.41.83m

Square : 3393

Metre

Lot Size : 3393

### CONVENIENCE:

**Community Amenities:** Winter access road snowclearing fee contribution may be needed when access is required.,Public road access,No sewage connection available.

Septic system required,Electricity connection available,

**Landscape Amenities:** Space to manage snow on block,Property terrain predominantly sloping 0-10 degrees.,Property comprises undulating terrain,Partial Mt Yotei views obtainable with thinning of forest,Forestry Preservation Area,Farmlands located close to property,Entry road construction to property required.,

### NEIGHBOURHOOD:

Town center : 2 minutes by Car

Train station : 10 minutes by Car

Airport : 90 minutes by Car

Coffee shop : 1 minutes by Car

Ski Lifts : 15 minutes by Car

Nearest Convenience

Store

Niseko Town : 20 minutes by Car

Centre

Kutchan Town : 10 minutes by Car



|         |  |
|---------|--|
| Name    | <b>Ross Carty</b>  |
| Address | 20-6 Aza Yamada, Kutchan, Abuta gun, Hokkaido 044-0081 Real Estate |
|         | Licence: Hokkaido Governor Shiribeshi(3) No.314, Niseko, Hokkaido  |
| Phone   | 0136-23-2221   |
| Mobile  | 090-7514-1691  |

|               |                     |
|---------------|---------------------|
| Public Park   | : 1 minutes by Car  |
| River         | : 1 minutes by Car  |
| Mountain Bike | : 0 minutes by      |
| Trails        |                     |
| Hiking Trails | : 4 minutes by Car  |
| Niseko Grande | : 15 minutes by Car |
| Hirafu Ski    |                     |
| Resort        |                     |
| Niseko        | : 15 minutes by Car |
| Hanazono Ski  |                     |
| Resort        |                     |
| Rusutsu Ski   | : 20 minutes by Car |
| Resort        |                     |