



#0001008682

Traumhafte Villa mit Pool und weitläufigem Garten in idyllischer Landschaft

7344 Stoob



Purchase price: 1.490.000,00 €

Living Area: 253,00 m²

Rooms: 7

YOUR CUSTODIAN



Roland Hodis-Hartmann
Immobilienmakler
Raiffeisen Immobilien Vermittlung
roland.hodis-hartmann@riv.at
+43 664 60 517 517 61





DESCRIPTION

Willkommen in dieser atemberaubenden Villa mit 253m² Wohnfläche auf einem 1890m² großen Grundstück. Genießen Sie das großzügige Wohnzimmer, die offene Küche, die Vinothek und den Partyraum mit Bar und Küche (inklusive Pooltisch). Entspannen Sie im Fitnessstudio, der Sauna inkl. Sonnenbank oder verbringen Sie Zeit im unterkellerten Poolhaus mit Küche und Entertainment Center & extra Badezimmer inkl. Toilette. Der 10m x 5m große Pool, die Doppelgarage, zwei Rasenroboter und die Bewässerungsanlage bieten zusätzlichen Komfort. Der Großteil der Möblierung ist von Tischlerhand gefertigt. Diese Villa vereint Luxus, Unterhaltung und Entspannung in einem einzigartigen Anwesen. Willkommen in Ihrem Traumhaus!



FITTINGS AND PROPERTIES

PROPERTIES



| | |
|----------------------|--|
| Category | Villa |
| Usage Type | Living |
| Sales Type | Buy |
| Form of ownership | Sole ownership |
| Year of construction | 2004 |
| Construction status | Finished |
| Heating | Underfloor Heating: Geothermal Energy |
| Car Spaces | 4 x Open |

AREAS

| | |
|--------------|---------------|
| Living Area | ca. 253 sqm |
| Usage Area | ca. 214 sqm |
| Total Area | ca. 467 sqm |
| Base Area | ca. 1.890 sqm |
| Cellar Area | ca. 214 sqm |
| Terrace Area | ca. 61 sqm |

ENERGY CERTIFICATE

Available

| | |
|-----------------------------------|---|
| Energy Certificate Date | 28.06.2024 |
| Valid until | 27.06.2034 |
| HWB-Value (KWh/m ² /a) | 58,00 |
| HWB Class |  C |
| fGEE Value | 0,87 |
| fGEE Class |  B |

SEGMENTATION

| | |
|-------------|---|
| Total Rooms | 7 |
| Floors | 2 |
| Bathrooms | 3 |
| Toilets | 4 |
| Bedrooms | 5 |
| Terraces | 3 |

großes unterkellertes Poolhaus inkl. Küche, Lounge, großem Essbereich, Dusche, Toilette, Liegestühle & Betten, Partyraum inkl. Küche & großem Esstisch, Pooltisch, Fitnessraum, große Sauna, Sonnenbank, etc.

**FEATURES**

| | | | |
|-----------------------|-------------------------------------|----------------------------|---|
| View | Distant View | Location | South-West |
| Area | Dwelling Area | Additional rooms and areas | Guest Toilet, Storeroom, Drying Room, Bike Room |
| Special configuration | Air Condition, Swimming Pool, Sauna | Condition | Good condition |
| Age | New Building | Exploitation | Full developed |
| Connections | TV, SAT, Phone, Internet Connection | Floor | Stone, Flagstone, Parquet |
| Construction | Massive Construction | Furnished | Fully furnished |
| Cellar | Full Cellar | Sanitation | Show, Bathtub, Bidet |
| Kitchen | Kitchenette, Pantry | | |

**PRICES AND FINANCIAL INFORMATION****BASE PRICES**

| | |
|----------------|--------------------------|
| Unit Buy Price | 1.490.000,00 € incl. VAT |
|----------------|--------------------------|

TOTAL

| | |
|-----------------|--------------------------|
| Total buy price | 1.490.000,00 € incl. VAT |
|-----------------|--------------------------|

| | |
|----------------|-----------------|
| Commission Buy | 3% plus 20% VAT |
|----------------|-----------------|

SIDECOSTS

| | |
|--------------------|----|
| Costs for contract | 1% |
|--------------------|----|

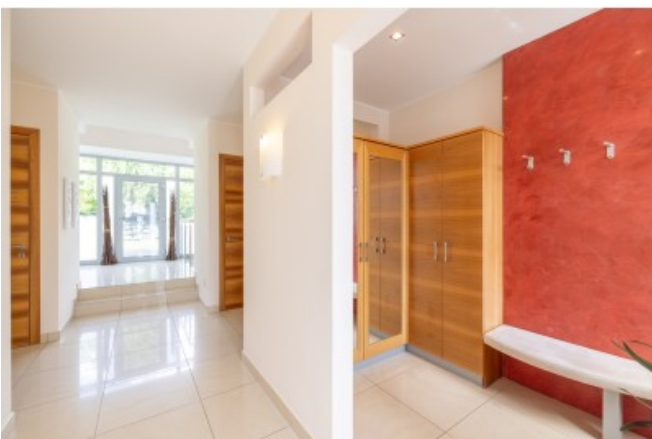
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|----------------------|------|
| Purchase tax percent | 1,1% |
|----------------------|------|

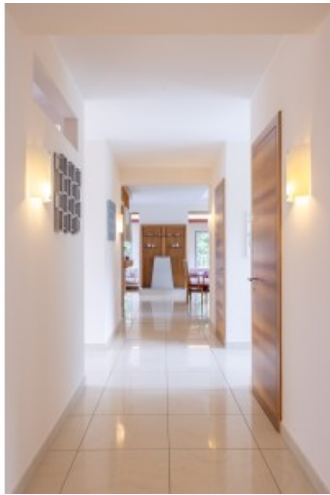
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|-----------------------------|------|
| Land register entry percent | 3,5% |
|-----------------------------|------|



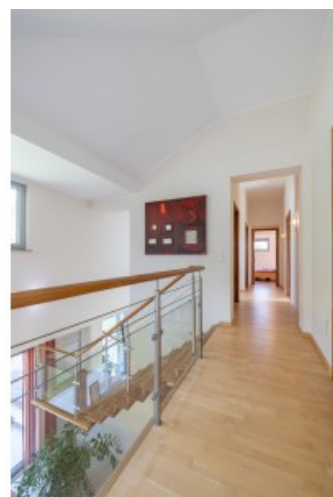
GALLERY

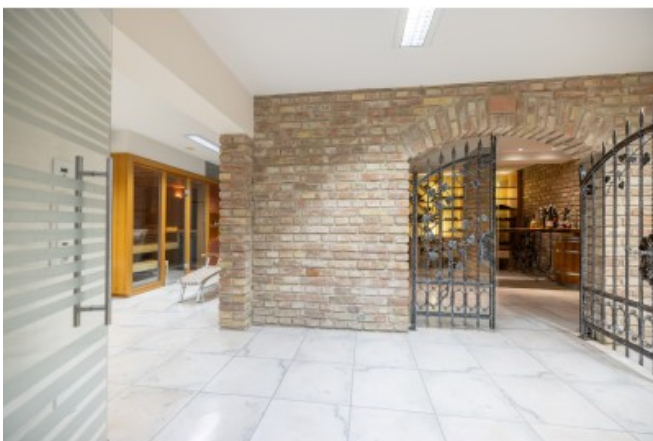
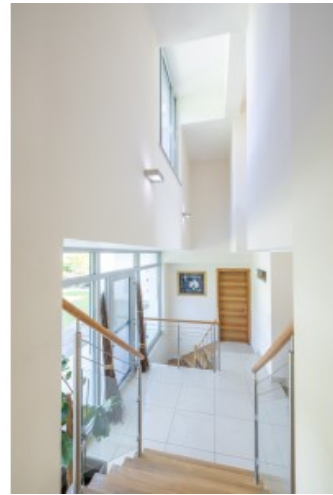


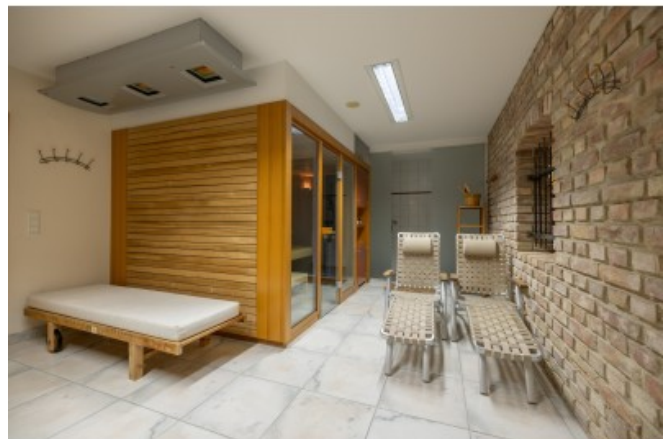


















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[Haus Plan_001](#)

