



#0004004331

Wohnhaus mit Potenzial in toller Aussichtslage mit großem Grundstück!

4873 Neukirchen an der Vöckla



Purchase price: 245.000,00 €

Living Area: 109,00 m²

Rooms: 5

YOUR CUSTODIAN



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DESCRIPTION

Welcome to Your New Home!

This charming single-family house with great potential offers everything your heart desires. Be sure to plan for an investment volume for any necessary thermal renovation.

The picturesque location in a down-to-earth residential area and the wonderful view of the majestic Hölleugebirge make this property something truly special.

Ground Floor

The ground floor impresses with a thoughtful layout and generous design:

Entrance Area: A welcoming reception area that greets you and your guests.

Dining Room: A bright and cozy room, perfect for family meals and gatherings with friends.

Living Room: A spacious living area with plenty of room for relaxation and socializing.

Kitchen: Located between the dining room, living area, and bathroom.

Bathroom: Equipped with a bathtub, washbasin, and shower.

Extra WC: Separate guest toilet with a small window.

Utility Room: Practical space for household chores and storage.

Upper Floor

The upper floor offers privacy and comfort for the whole family:

Hallway: Can also be used as a small office, with access to the bedrooms.

Bedroom 1: Cozy bedroom with plenty of natural light and access to the spacious attic.

Bedroom 2: Large bedroom with a walk-in closet – a dream for any fashion lover.

Bedroom 3: Another spacious bedroom, ideal as a children's or guest room.

Outdoor Area and Outbuilding

The outdoor area is a highlight of this property:



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Outbuilding: Practical outbuilding with a garage and workshop – perfect for hobbyists or additional storage space.

Large Terrace: Ideal for cozy barbecues or simply relaxing in the sun.

Small Pool: For a refreshing dip on hot summer days.

Car Parking Spaces: At least four parking spaces provide ample room for your vehicles.

Property

The large greenland property completes this offer. It provides enough space and food for sheep or other grazing animals, is on a steep slope, and is located behind the house and the outbuilding.

Conclusion

This single-family house not only offers a fantastic view and a quiet location but also numerous possibilities and a lot of potential to realize your dream home.



FITTINGS AND PROPERTIES

PROPERTIES



Category	Detached House
Usage Type	Living
Sales Type	Buy
Form of ownership	Sole ownership
Year of construction	1962
Heating	Central Heating: Oil
Car Spaces	Garage, 4 x Open

AREAS

Living Area	ca. 109 sqm
Usage Area	ca. 150 sqm
Total Area	ca. 159 sqm
Base Area	ca. 7.576 sqm
Terrace Area	ca. 20 sqm

ENERGY CERTIFICATE

Available

Energy Certificate Date	24.05.2024
Valid until	23.05.2034
HWB-Value (KWh/m ² /a)	278,00
HWB Class	 G
fGEE Value	2,98
fGEE Class	 E

SEGMENTATION

Total Rooms	5
Floors	2
Bathrooms	1
Toilets	1
Bedrooms	3
Terraces	1

The house features an oil heating system that is used as central heating. During its installation, the room by the side entrance was newly renovated and equipped with underfloor heating.

The bathroom has been newly tiled and fitted with new sanitary facilities. The owners could not specify an exact time but believe it was in the early 2000s.



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The roof is covered with Eternit, and the windows, as well as the entrance doors, have been replaced. The windows are plastic with double glazing.

On the ground floor, the floors are laid with click parquet, and the wet areas are tiled. On the upper floor, you will find wooden floorboards and in one room, a glued carpet.

FEATURES

Location	South, Hillside	View	Mountain View, Distant View
Special configuration	Swimming Pool	Condition	Needs renovation, Need of rehabilitation
Age	Old Building	Floor	Flagstone
Construction	Massive Construction, Double Pitch Roof	Furnished	Unfurnished
Cellar	Partial cellar	Sanitation	Bathtub, Bathroom Window, Show
Kitchen	Pantry	Other	Garden Usage



PRICES AND FINANCIAL INFORMATION

BASE PRICES

Unit Buy Price	245.000,00 €
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TOTAL

Total buy price	245.000,00 €
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Commission Buy	3% plus 20% VAT
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INFRASTRUCTURE AND SURROUNDING

This charming house is idyllically situated between the two villages of Neukirchen an der Vöckla and Frankenburg, nestled in a peaceful residential area.

The location offers a perfect combination of rural tranquility and proximity to local amenities.

A special highlight of this property is the breathtaking view of the majestic Höllengebirge. The impressive mountain backdrop provides the perfect setting for your new home and offers spectacular panoramas throughout the year.

The residential area is characterized by a harmonious neighborhood and a serene atmosphere. Here, you can enjoy the benefits of life away from the hustle and bustle of the city while still being able to reach the amenities of the two nearby villages within minutes.

Whether it's shopping, schools, kindergartens, or recreational facilities – everything is quickly and easily accessible.

Additionally, numerous hiking and biking trails in the surrounding area offer diverse opportunities for active recreation and enjoyment of nature.

Enjoy the unique combination of stunning views, a peaceful residential location, and excellent connectivity – an ideal home for families, nature lovers, and anyone seeking something special.

INFRASTRUCTURE

Education

Volksschule

Landesmusikschule Frankenburg

Neue Mittelschule

Shopping

Die ' Dorfer Metzger

Orthopädie Schuhtechnik Aigner

Bäckerei & Cafe Pesendorfer

Other



< 1km: Elke Bleckenwegner-Lammer

Health

Doktor Franz Ottinger

Gastronomy

< 1km: Restaurant Preuner Wirt

< 1km: Gasthof Strattnerhof-Zechmeister

Gasthaus Wirt am Riegl

Recreation

< 1km: Würfelspielhaus Frankenburg. Mensch. Macht. Leben



GALLERY









LINKS AND DOWNLOADS

[More information](#)

[Virtueller Rundgang](#)

