



#0001008682

## Traumhafte Villa mit Pool und weitläufigem Garten in idyllischer Landschaft

7344 Stoob



Purchase price: 1.390.000,00 €

Living Area: 253,00 m<sup>2</sup>

Rooms: 7



YOUR CUSTODIAN



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## DESCRIPTION

Willkommen in dieser atemberaubenden Villa mit 253m<sup>2</sup> Wohnfläche auf einem 1890m<sup>2</sup> 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

### ENERGY CERTIFICATE

#### *Available*

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

### SEGMENTATION

Total Rooms	7
Floors	2



**Maklerservice & Bewertung**

Bathrooms	3
Toilets	4
Bedrooms	5
Terraces	3

**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

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	1.390.000,00 € incl. VAT
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### TOTAL

Total buy price	1.390.000,00 € incl. VAT
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Commission Buy	3% plus 20% VAT
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### SIDECOSTS

Costs for contract	1%
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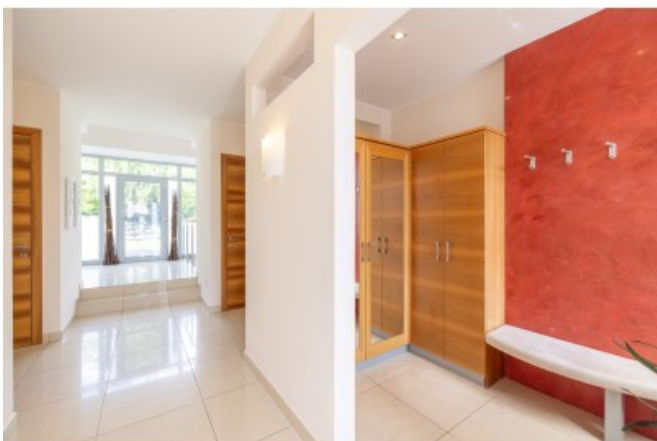
Purchase tax percent	1,1%
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Land register entry percent	3,5%
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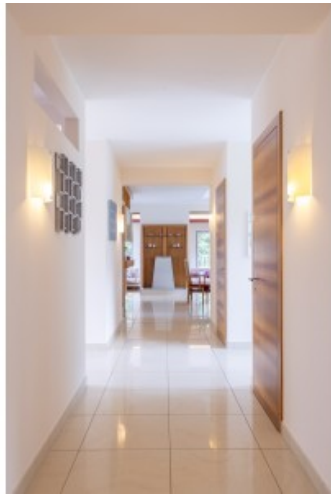


GALLERY

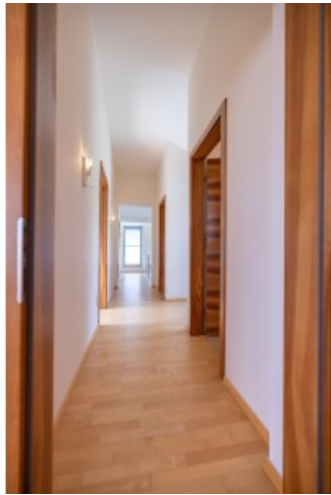


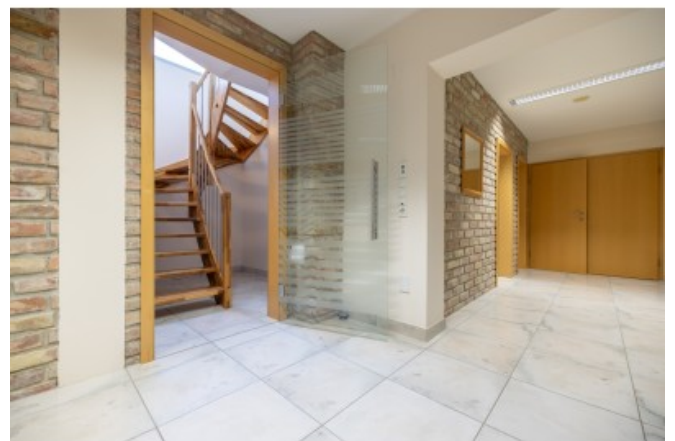
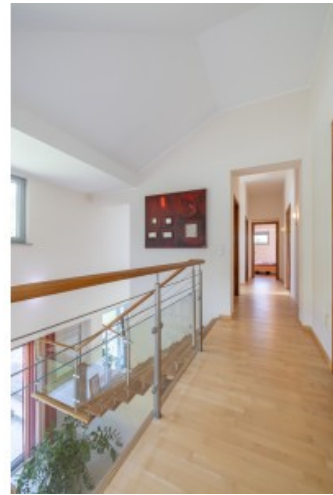


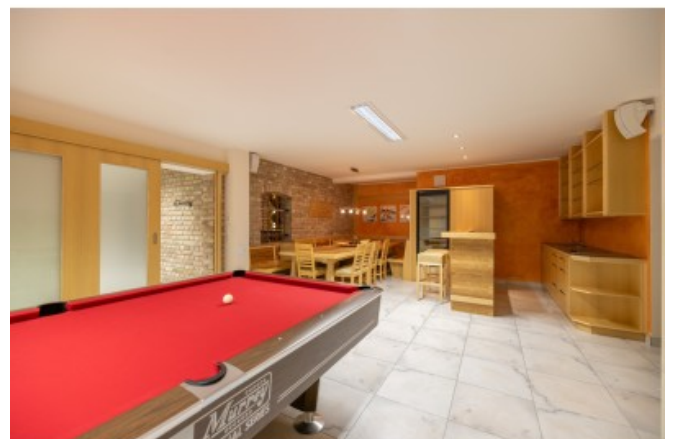
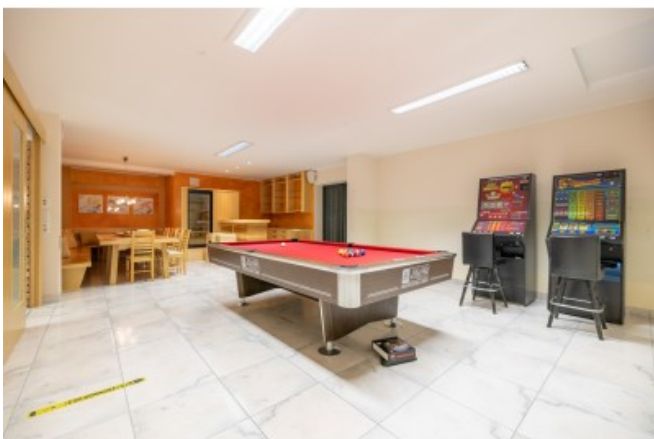
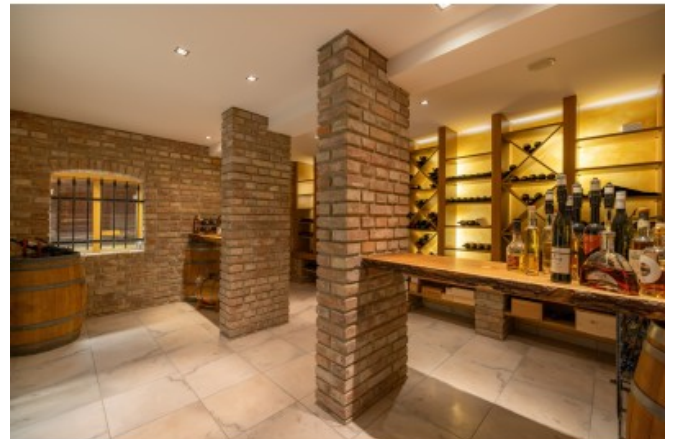
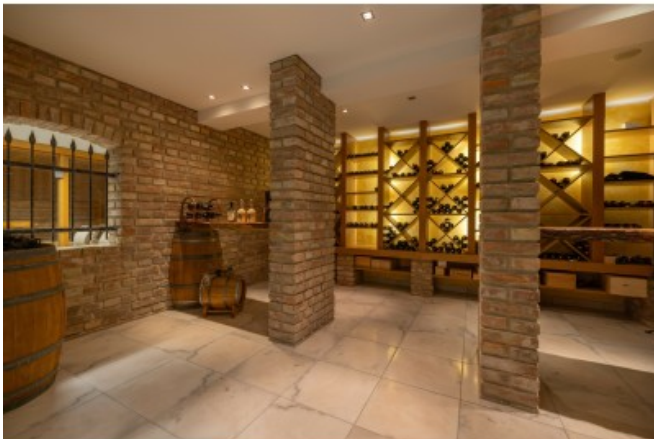
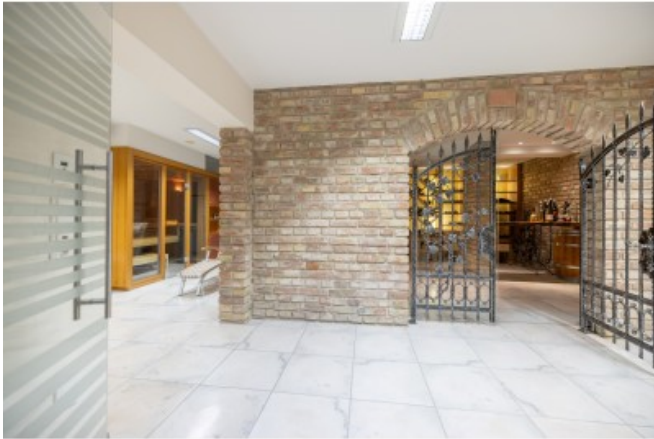






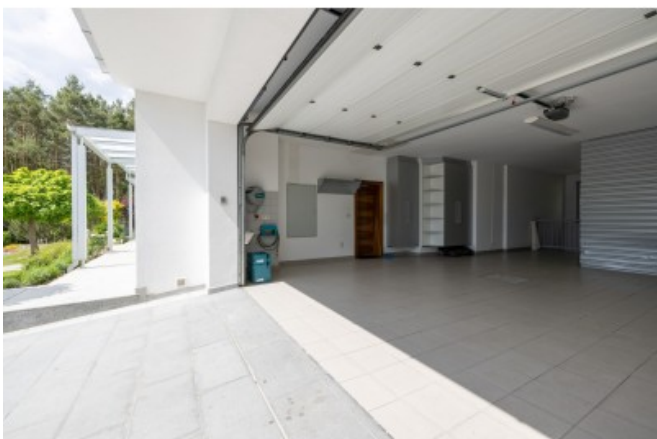












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