

High-end living in a peaceful green location! A feel-good retreat in a class of its own: tradition meets state-of-the-art comfort!



IMG_8007

Objektnummer: 3814_566

Eine Immobilie von RE/MAX GOLD

Zahlen, Daten, Fakten

Art:	Haus - Einfamilienhaus
Land:	Österreich
PLZ/Ort:	2020 Wolfsbrunn
Baujahr:	ca. 2000
Zustand:	Gepflegt
Möbliert:	Teil
Wohnfläche:	231,00 m²
Nutzfläche:	355,00 m²
Zimmer:	4,50
Bäder:	3
WC:	4
Terrassen:	1
Stellplätze:	3
Heizwärmebedarf:	100,00 kWh / m² * a
Gesamtenergieeffizienzfaktor:	1,49
Kaufpreis:	1.045.000,00 €
Infos zu Preis:	

Verhandlungsbasis

Provisionsangabe:

3.00 %

Ihr Ansprechpartner



Jasmina Ibrahimbegovic









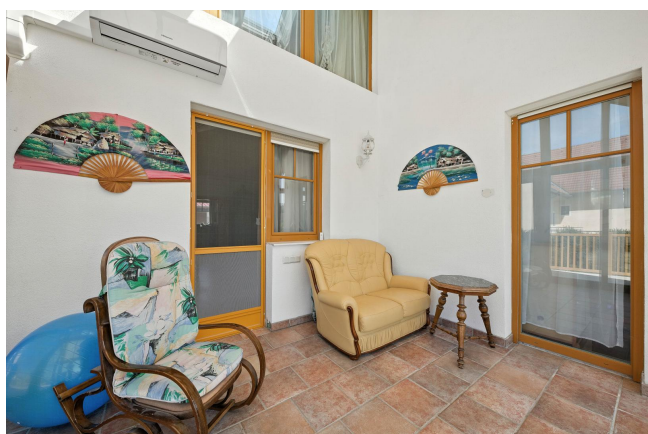




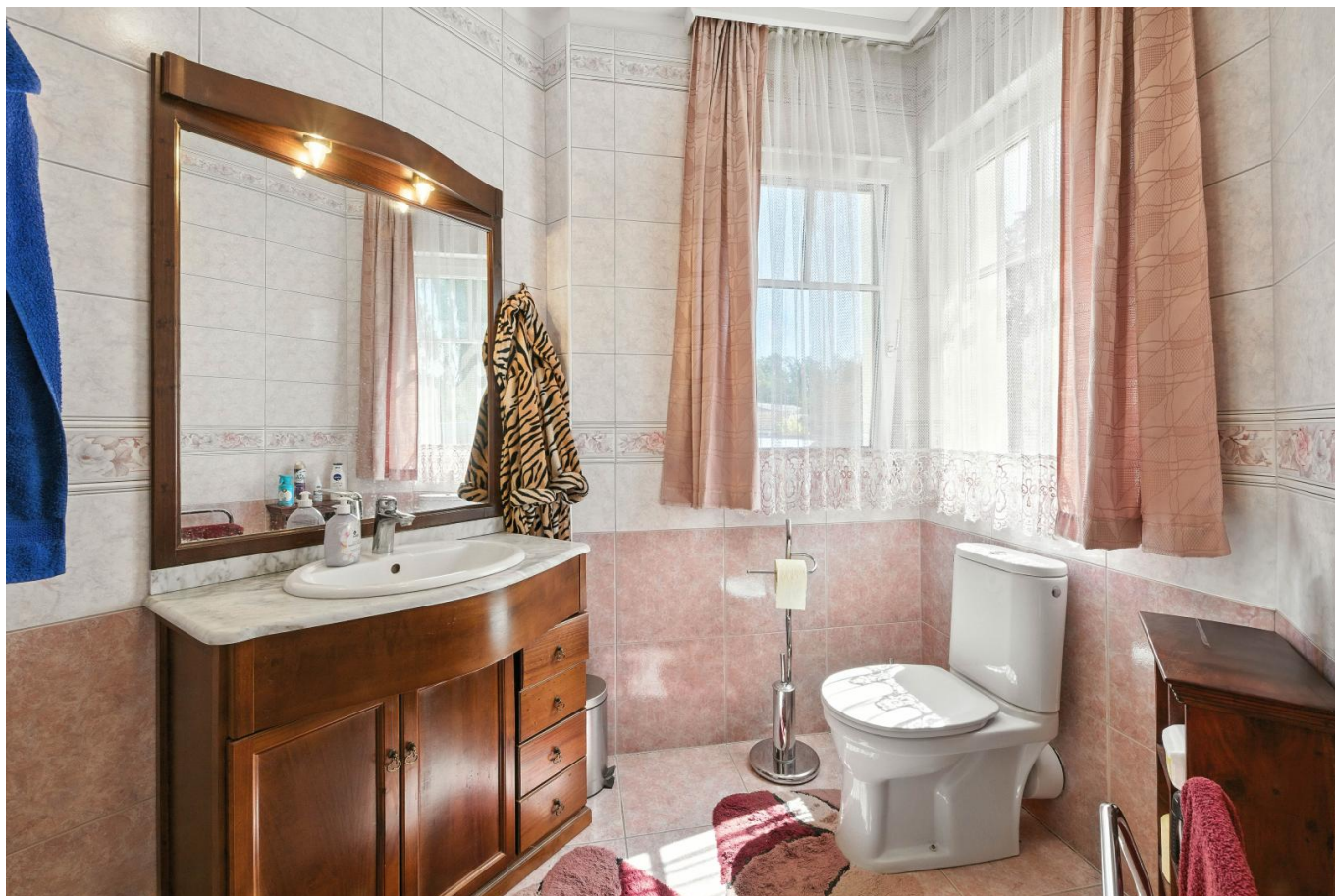


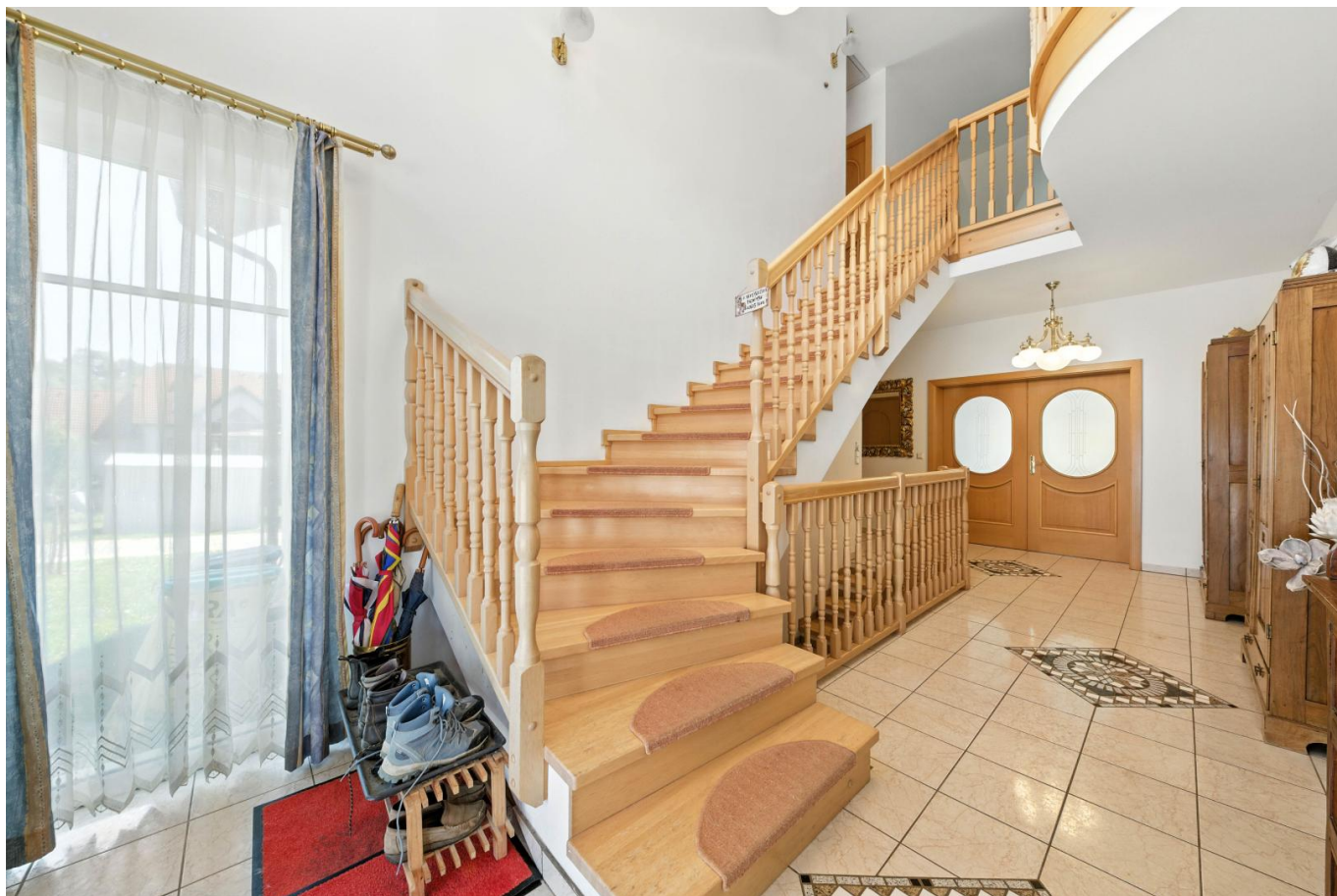




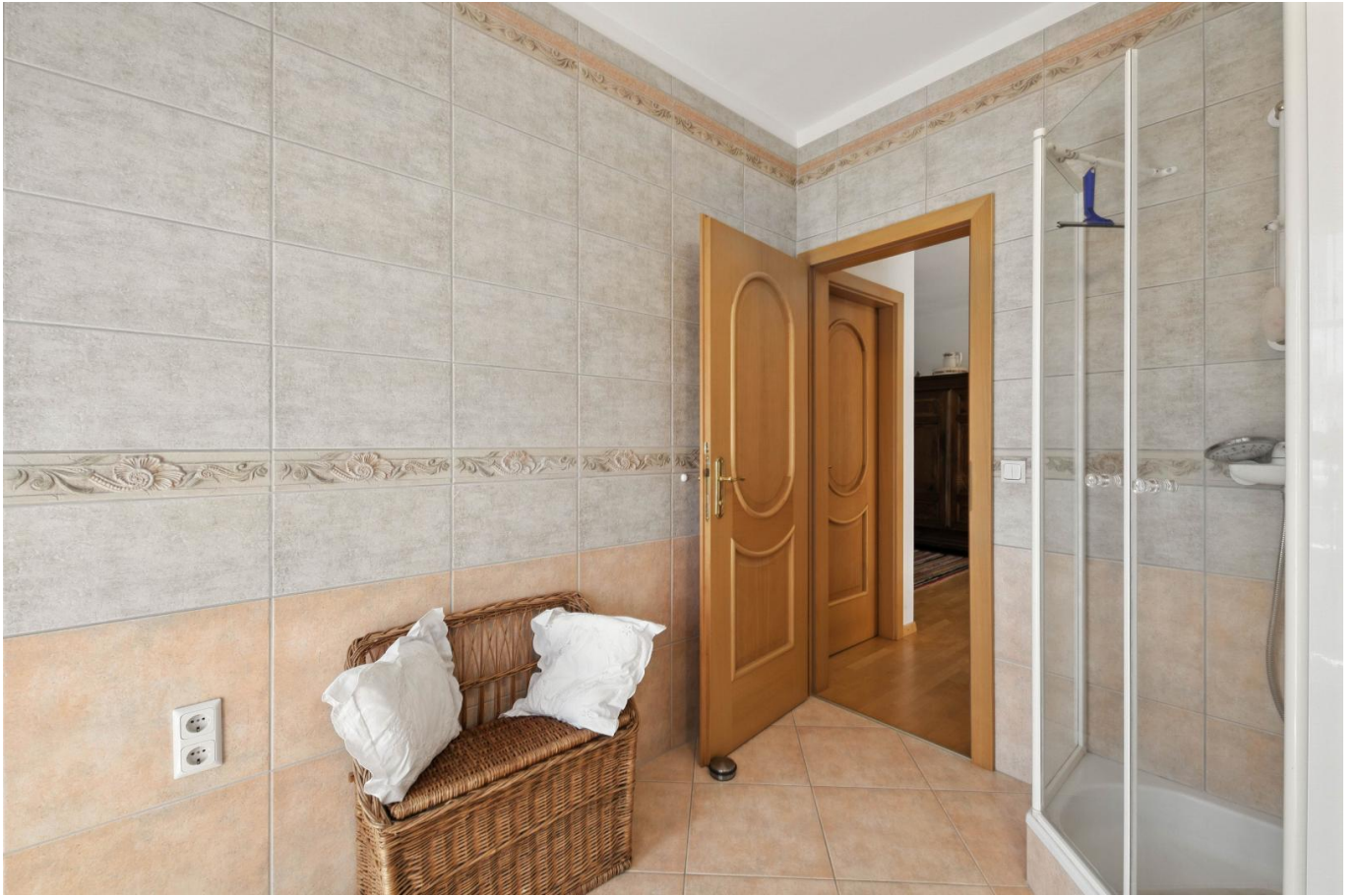










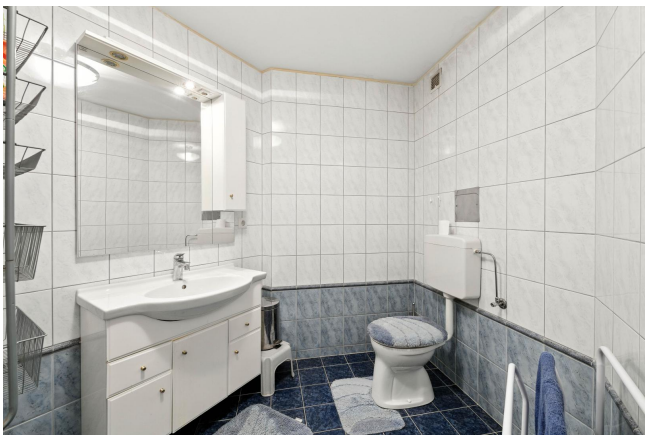
































Objektbeschreibung

This property impresses with its combination of quality, spaciousness, and harmonious material, color, and lighting concepts. This exclusive residence is characterized by classic architecture, flexible and versatile rooms, and timeless furnishings with fine materials, technical refinements, and numerous amenities. The result is an exquisite residence in Wolfsbrunn near Hollabrunn that combines coziness and the highest level of comfort. Are you looking for a retreat away from the hustle and bustle of everyday (city) life where you can feel at home and enjoy life? You can fulfill this dream with this impressive property, which is located on a lovingly maintained plot of approximately 3,186 m².

Built in approximately 2000/2001, the property has been meticulously maintained by its owner in recent years and continuously adapted to meet contemporary requirements. The charm of the rustic elements has been skillfully combined with the latest technology in both the garden and the residential building, guaranteeing the highest standard of living. The spacious residential building is divided into three generous floors. With a living area of 231 m² and additional usable space (approx. 123 m²) in the basement, it offers ample space for living and working in an inviting atmosphere.

Upon entering the main living area, you are immediately struck by the approximately 85 m² light-filled living and dining area. With its wonderful view of the garden, the conservatory is sure to become your favorite spot. With its thoughtful design and cozy charm, the kitchen is undoubtedly one of the central features of this dream home. This wing also houses a bedroom, a guest toilet, and the impressive entrance area. A pleasant staircase leads to the second floor with an open gallery that could be used as a reading or relaxation area. A house with a gallery creates light, space, and freedom. On this floor, there are two further bedrooms with access to the balcony, a bathroom with a shower and bathtub, a separate toilet, a cloakroom, and a practical storage room. The basement has a well-equipped laundry room, a bathroom/shower, a toilet, a utility room, a fitness area with adjoining sauna, and a study – ideal for use as a home office. The space is complemented by extremely generous storage areas. The floor plan thus offers impressive spaciousness, family friendliness, and at the same time ideally structured privacy.

Special highlights such as the elegant stone floors in the outdoor area, the spacious terraces, the secluded garden, the saltwater whirlpool, and the custom-made sauna speak for themselves and underline the exclusive character of the property. Additional usable space is provided by approximately 100 m² of outbuildings such as a garage, carport, storage room/workshop, and garden pavilion. The spacious pavilion is perfect for relaxed barbecues with family and friends. Here, you can also make yourself comfortable on the adjoining sun terrace with a glass of wine and enjoy the peace and quiet of your peaceful living paradise.

Another absolutely incomparable highlight offered by this unique property is the diverse garden, whose greenery has been lovingly tended and supplemented with numerous new

plantings to create an aesthetic ambience. The house is centrally heated by oil-fired underfloor heating, while the tiled stove in the living room provides cozy warmth. All electrical connections and installations are state-of-the-art. Air conditioning units for the conservatory, living room, office, and bedroom complete the technical features inside. In addition, the electric, remote-controlled entrance gate and path lighting complete the technical features in the outdoor area. Another strength of this property is its zoning, as the entire plot is zoned for residential construction.

The property is located in the quiet village of Wolfsbrunn near Hollabrunn. The village offers you the unique quality of life of the Weinviertel region! The district capital of Hollabrunn, which is only 5 minutes away by car, has several schools, a hospital, a shopping center (KaufEin), kindergartens, elementary schools, an outdoor swimming pool, a leisure center, a post office, banks, and numerous restaurants. Its proximity to the federal capital Vienna also makes this location particularly interesting for commuters, with ÖBB trains running to Vienna every hour. Weekend trips to the Czech Republic are also easy from here, with Family City and Freeport just a 25-minute drive away. Enjoy life as you deserve to, in accommodation that truly meets your needs. Angaben gemäß gesetzlichem Erfordernis:

Heizwärmebedarf: 100.4 kWh/(m²a)

Faktor Gesamtenerg1.49

ieeffizienz:

Haben wir Ihr Interesse geweckt? Dann zögern Sie nicht und kontaktieren Sie Jasmina Ibrahimbegovic, MBA von RE/MAX GOLD! Wir sind Ihre Immobilienexperten und freuen uns schon auf Sie.