

This large family house was built in the 19th century and is set in a large garden with mature trees. It is located in the pleasant south Burgenland village of Markt Neuhodis close to the Austrian border with Hungary and with easy access to both Vienna and Graz. This is an area of rolling countryside, with numerous vineyards and close to the thermal spas for which this area of Austria is well known. Markt Neuhodis is just 17 kilometres from the thermal spa at Bad Tatzmannsdorf. It is an ideal area for walking and cycling or just passing the hours at one of the local "Buschenschenks" which sell home produced food alongside the new season wine. An area often little known outside Austria, the climate here is milder than in the alpine regions of Austria. Burgenland is increasingly attracting interest from visitors from central Europe.

The property is flexible and would be ideal for those looking for somewhere to live and work in the same location or it could be easily developed as 4 separate apartments. There is a large sunny garden room which would be perfect for an artist seeking a studio and a workshop/ wood store in the garden could provide additional workspace.

The property is approximately 300 m<sup>2</sup> spread over a ground and first floor. There is a cellar under part of the building. The property has wood fuelled central heating and, in addition, there are wood burners in each room. The property is habitable, but really requires major renovation to fully exploit its potential.

For more information on the area please see:

<http://www.suedburgenland.info>

**Size: about 300 sq m**

**Price: 170,000 euros**

**Plot: 3,969 sq m**

The vendor of this property has not yet provided an Energy Report, as required under the regulations which became effective on 01.01.09. In the absence of this, these details are presented under the presumption that the overall energy efficiency of the property is in line with reasonably expected levels given the age and style of the property. Delta Immobilien make no claim or guarantee as to the energy efficiency of the property.

All details provided are correct to the best of our knowledge. No responsibility is taken for the accuracy of the information. In the event of renting this property we will charge, as commission, an amount equivalent to 2 gross monthly rents plus 20 % VAT. All costs, charges and information relating to the letting will be confirmed in writing. Jurisdiction is Bad Ischl, Austria





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