

This property was built in 1982 and is located in a small village. It benefits from views of the Griffen Castle.

The house is approximately 125 sq m and comprises:

**Ground floor:** porch, hall, kitchen with adjoining dining room, living room with wood burning stove, further room, larder, bathroom, guest toilet. From the living room and dining room there is access to a large balcony.






**First floor:** hall, 3 bedrooms – two with access to the balcony, bathroom with shower and toilet.

Under the whole house is a cellar which contains a garage (with electric door), heating room, tank room and two storage rooms.

Externally there is a large, well-maintained garden with a workshop and shed (for wood and equipment storage)

The oil-central heating was renewed in 2008.

The property is very well-presented and in a good general condition.

-  Castle view
-  Balconies
-  Large, well-maintained garden
-  Recently fitted oil-central heating
-  Wood burning stove

#### **Location:**

The small village is located in the Jaun valley, about 10 minutes drive from the district capital Völkermarkt. There are countless sports and leisure time facilities in immediate surroundings including a swimming pool. A visit to the nearby flowstone cave or to the ruins of the Griffen castle are always popular. In winter the nearby Petzen ski is ideal for a day on the slopes. Klagenfurt airport is 20 minutes by car.

**Size: ca. 125 sq m**

**Purchase price: € 219,950**

**Land area: ca. 1.521 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. The charges for purchasing this property include estate agents commission of 3% of the purchase price (plus VAT of 20%). These charges are not included in the purchase price of the property as shown on the property details. All purchasers will be advised, in writing, of the extra costs for purchasing the property. All sales are carried out under the jurisdiction of Bad Ischl, Austria.



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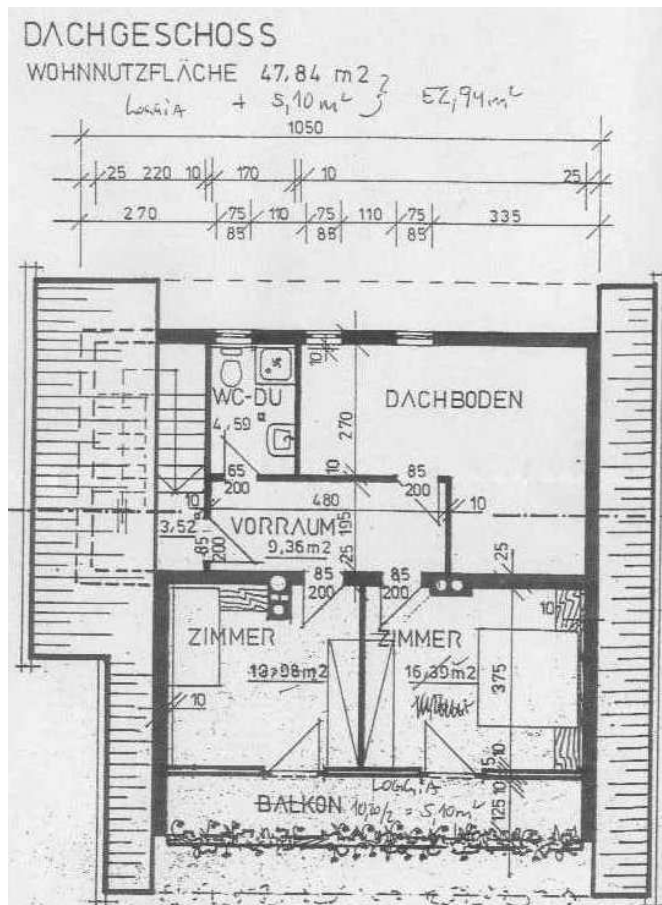
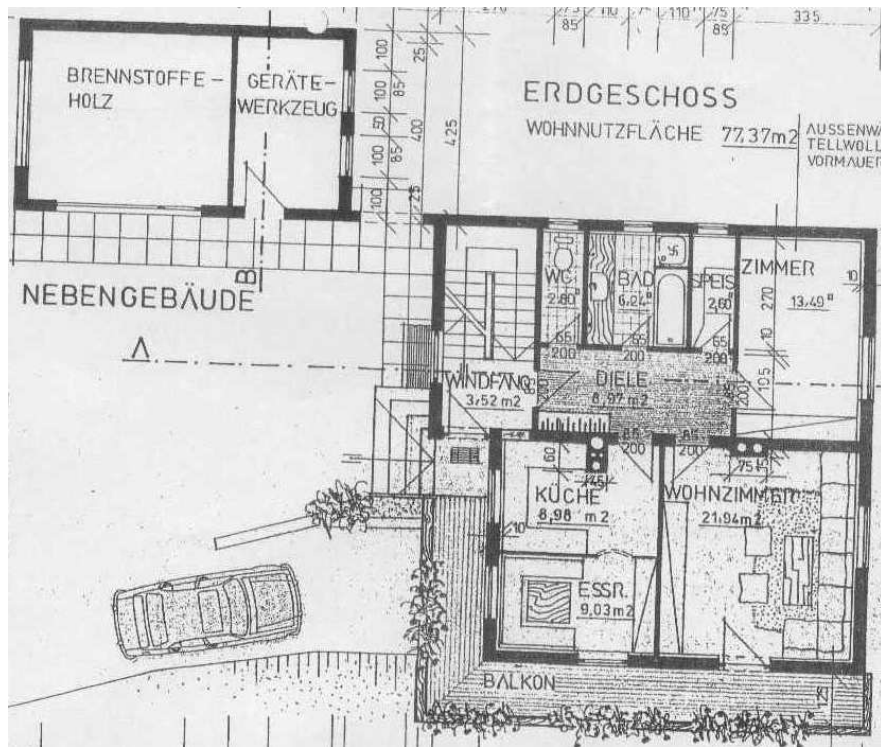
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