

# Wonderful Family House in Lake Wolfgang Valley





**Property ID:** 408/00895

**Living Area:** ca. 180 m<sup>2</sup>

**Size of Plot:** ca. 1,037 m<sup>2</sup>

**Price:** On Request

**HWB:** 48,00 kWh/m<sup>2</sup>a

**fGEE:** 0,88

This modern family house was constructed by the current owners and is presented in "as new" condition. The house is located in a sunny, quiet residential area in the hamlet of Radau close to St. Wolfgang and Lake Wolfgang. Built to first class standards it provides a high value ambiance throughout. Internal viewing is highly recommended to appreciate this stylish property especially the large open plan ground floor living area which offers a lovely family living atmosphere. The house can be used as a main or second residence.

The property comprises:

**Ground Floor:**

Hall with integral cloakroom area;  
Large open-plan living and dining area with integrated fitted kitchen and patio doors to the sun terrace;  
Guest bedroom  
Guest bathroom with WC;  
Storage room

**Feature staircase to 1st Floor**

**1st Floor:**

Large landing  
Master bedroom with dressing room  
2 Further double bedrooms each with access to balcony with wonderful open mountain views;  
Family bathroom

**Cellar ( internal access from ground floor hall)**

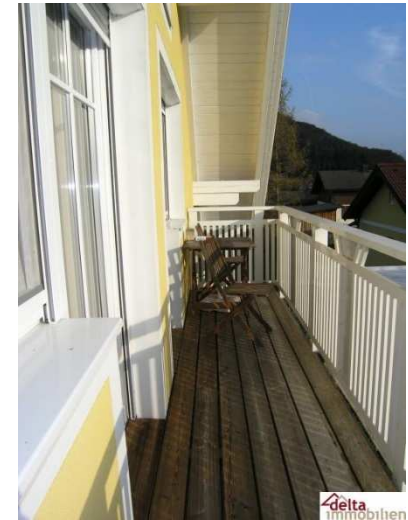
Most of the cellar area is heated and could be used as a home Office, family/playroom or fitness room. In addition there is a technical room, workshop and heating room.

- Beautiful, sunny location
- Large, well maintained garden
- Wonderful view of the Salzkammergut mountains
- Kachelofen
- Central Heating
- Solar Installation
- Double Garage and additional parking

The property is in the middle of the stunning Salzkammergut Region of lakes and mountains. There are good transport connections to the surrounding villages and the city of Salzburg. In the surrounding area there are unlimited freetime activities including alpine and cross-country skiing, golf, thermal spa and miles of walking and biking trails.









## Customer Information

Our office adheres strictly to the statutory provisions and rules of Austria. For the sake of clarity, we must state that we work on behalf of both the seller and buyer.

This document may contain confidential and/or privileged information. Any unauthorized copying, disclosure or distribution of the material in this document is strictly forbidden. All details provided are correct to the best of our knowledge. The details and information have been provided by property owner and third parties. No responsibility is taken for the accuracy of the information.

The charges for purchasing this property include:

- Purchase Tax - 3.5% of the purchase price
- Land Registry - 1.1% of the purchase price
- Estate Agent's commission – 3.0% of the purchase price plus VAT of 20%.
- Legal Fees - approximately 2.0% 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. A detailed list of charges and recommended terms and conditions, as prepared by the professional association for estate agents and asset trustees under regulation gem. § 10 IMV 1996, BGBl. Nr. 297/ 1996, GZ 2014/05/30 - Mag. Rü/Pe - Form 13K/ÖVI

This offer is non-binding. No guarantee is made that the property is still available for purchase. If you are contemplating travelling some distance to view the property, we recommend that you contact the office and we will be pleased to check the position for you.

We hope our offer is of interest and please do not hesitate to contact us for more information or to arrange a viewing

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