

-

Tel:
Fax:

Email:
Internet:

Ausdruck vom 24.06.2026
ANB.OBJ.ID: Karin Dreier

Luxury property in the north of Graz/Austria

Property:

- 1680 m2 ground area
- Includes 1500 m2 garden

Living space: 400 m2

- 3 levels, can be accessed separatly:
- ground level: 95 m2, number of rooms, patio beside swimming pond, norther patio adjacent to sauna/steam room, west patio next to fire pit
- 1st floor: 145,3 m2 , large terrace encircling the whole house (north, south, east, west)
- top floor: 163,5 m2 possible to build balconies on east & west
- Basement: 40 m2

Configuration/furnishing:

- Complete renovation in 2006, energy performance certificate
- every level can be used as a separate living space/apartment
- 3 baths, 3 water closets, 3 kitchens
- 4 fireplaces
- additional old-fashioned wood stove
- Sauna on ground level
- Heated floors
- solar heating system
- Cable/TV connectors on all level
- Wood pellet furnace
- Wasserentkalker
- Wine cellar

Garden:

- Old tree population
- Swimming pond with water fall, ca. 15 x 7 m
- Outdoor fire pit
- Ground level storage
- Water reservoir
- Patio for sauna/steam room

Parking:

- overhead covered parking spots for 4 passenger cars and bicycles

Purchase price: € 1.700.000 (no brokers fee/free of commission)

OBJ_KAUFPREIS: EUR 1700000

OBJ_WOHNFL: ca. 400 m2

OBJ_T_ZIMMER: 18

OBJ_BAUJAHR: 2006

OBJ_SCHLAFZ: 6
OBJ_BADEZIM: 3
OBJ_STELLPL_ANZ: 4
OBJ_BALKON_ANZ: 2+1
OBJ_GRUNDSTFL: ca. 1680 m2
OBJ_ETAGE: 3
OBJ_ZUSTAND: OBJ_ZUSTAND7

OBJ_100,

OBJ_EBK, OBJ_107

OBJ_WANNE, OBJ_DUSCHE, OBJ_SAUNA,

OBJ_PARKETT, OBJ_LAMINAT, OBJ_105, OBJ_106

OBJ_108, OBJ_KAMIN, OBJ_109, OBJ_111,

OBJ_BALKON, OBJ_119, OBJ_TERASSE,

OBJ_126, OBJ_117, OBJ_118

OBJ_GARTEN, OBJ_124,