Schmelzgasse 3/29
AUT-1020 Wien
Tel: +436506165708
Fax:

Email:
Internet:

Ausdruck vom 30.10.2026
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)

Kaufpreis:	EUR 1700000
Wohnfläche:	ca. 400 m2
Zimmer gesamt:	18
Baujahr:	2006

Schlafzimmer:	6
Badezimmer:	3
Wohnzimmer:	4
Seperate WC:	2+1
Grundstücksfläche:	ca. 1680 m2
Stockwerke:	3
Objektzustand:	Sehr guter Zustand

Carport,

Einbauküche, Offene Küche

Bad mit Wanne, Bad mit Dusche, Sauna,

Parkett, Dielen, Stein, Fliesen

Fußbodenheizung, Offener Kamin, Ofen, Zentralheizung,

Balkon, Loggia, Terrasse,

Solar, Holz, Pellets

Garten, Gartenhaus,