

AP-OH-12063- Beautiful and Cosy Villa just 40 min from Vienna



Living area: 300 m²

Rooms: 6

Constructed area: 3.410 m²


Bathroom(s): 3

Bedroom(s): 4

Price: 1.000.000 € *Negotiable*

Property description:

Perfectly and beautiful villa, that combines modern comfort, tranquility and seclusion, on a spacious site in the valley Kamptal, only 40 km from Vienna. Three-storey villa situated on a large plot of 3000 m², surrounded by a garden with stone paths and steps. In the garden there are two small ornamental lake, a wine cellar for 800 bottles, a variety of plants, shrubs and lots of pine trees. The whole territory of the site is equipped with lights and music.

TELEFON:	(Hot line) +7 916 716 3000	
E-MAIL:	office@austria-partner.at	
WWW:	austria-partner.co.at	



The first floor of the house can be used as a separate apartment, it has a separate entrance and staircase connects to the rest of the house.

The **Ground floor** (autonomous, can be used as a separate unit; connected via stairs with the rest of the house):

- Separate entrance
- 2 bedrooms
- Kitchen
- 2 toilettes
- Bathroom

First floor

- Living room
- Exit to a large terrace
- Bedroom
- Kitchen
- Bathroom
- Toilette.

Second floor

- Large bedroom with a wide balcony
- Wardrobe room
- Bathroom
- Toilette

Garden

- Natural park style
- Approximately 800 plants
- Pine trees
- 2 small decorative lake lets with waterfalls
- Music and lighting wired throughout the entire plot.
- Wine cellar for 800 bottles on the plot.

House utilities

- Central water supply connection
- Central sewage connection
- Central electricity connection
- Storage tank for liquid gas
- High-speed Internet (with central server and connections on all floors),
- 2 sat receivers.

*The house and garden are being fully serviced and cleaned on regular basis.

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Location description:

Kamptal is one of the most successful wine regions in Austria. To the north of Krems lies Langenlois, which is the main town of Kamptal, the valley of the river Kamp. The sandstone slopes are so steep that only a thin layer of soil is retained, and exposure to the sun is high. Riesling thrives on these steep slopes; closer to the Danube the valley broadens and more red grapes are grown.

Local city centre with all the essentials (supermarkets, post, pharmacy, banks, etc.): 5-10 min by car.

Within 5-20 min by car:

- Wachau, Dürnstein valleys – famous valley with fruit yards, 40 castles, restaurants, etc.
- Numerous winelands
- Castle Grafenegg
- Spa centre
- 3 large operating castles, which constantly have concerts and other events, total number of castles to be reached within 1 hour – 20 castles.
- Large music scene – open air and closed.
- Krems town – very cozy town with nice pedestrian area, universities (student city), large museums' complex, all necessary shops, restaurants, etc.
- Large lake
- Golf course
- Large fishing lake with attached restaurant and accommodation
- Port of Donau river with boats for commuting and leisure, operating along the river.
- Centre for Chinese medicine
- Grass beach on the river Kamp.

Disclaimer

Delivery as per agreement. All details are based exclusively on information provided to us by our customers. We are not liable in any way for the completeness, correctness and currency of these details. All taxes, notary and registration fees that arise during the time of transfer shall be borne by the buyer. Rights reserved with respect to mistakes and prior sale. In case of successful mediation and consultation we charge as customary in Austria, brokerage fee of max. 3 % from the price add. 20 % tax.

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