



#0005002777

Idyllische Landwirtschaft in Graz-Umgebung - ein Ort natürlicher Schönheit und nachhaltiger Produktion

8302 Edelsgrub



Purchase price: 999.990,00 €

Living Area: 224,00 m²

Rooms: 7

YOUR CUSTODIAN



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DESCRIPTION

This extremely well-kept farm is located in the municipality of Nestelbach near Graz in a sunny secluded location.

The entire property covers an area of almost 8 hectares, of which approx. 4.2 hectares are mixed forest with old stock.

The house was built before 1900 in solid brick construction.

The entire living area was extensively renovated in the 90s. In the living room there is a tiled stove and in the kitchen there is a beautiful table stove with oven.

All interior doors and built-in furniture are also made by the carpenter.

In the southwestern part there is also a wonderful winter garden with access to the terrace.

The property is now available for occupancy and is ideal for those seeking peace and quiet and horse lovers.

I look forward to your call!



FITTINGS AND PROPERTIES

PROPERTIES



Category	Farm House
Usage Type	Living
Sales Type	Buy
Form of ownership	Sole ownership
Heating	Central Heating: Pellets

AREAS

Living Area	ca. 224 sqm
Total Area	80.000,00 sqm
Cellar Area	ca. 30 sqm
Terrace Area	ca. 15 sqm

ENERGY CERTIFICATE

Available

HWB-Value (KWh/m ² /a)	189,10
HWB Class	 E
fGEE Value	2,27
fGEE Class	 D

SEGMENTATION

Total Rooms	7
Bathrooms	2
Toilets	2
Terraces	1



PRICES AND FINANCIAL INFORMATION

BASE PRICES

Unit Buy Price	999.990,00 € incl. VAT
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TOTAL

Total buy price	999.990,00 € incl. VAT
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Commission Buy	3% plus 20% VAT
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INFRASTRUCTURE

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Kurt Gebauer

Christina Maria Fessel



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