



## ***Manor House in the Mountains***

**Object:** P66369\_OK

*11 rooms / 306 sqm / first occupancy / Ötscher-Tormäuer Nature Park / quiet location*

**Address:** 3292 Gamig

**Purchase price:** 970.000

***Nebenkosten:***

*Grunderwerbsteuer: 3.5 %*

*Grundbucheintragungsgebühr (Eigentumsrecht): 1.1%*

*Kosten der Vertragserrichtung und grundbücherlichen Durchführung sowie Barauslagen für Beglaubigungen und Stempelgebühren nach Vereinbarung.*

*Maklerprovision: 3 % + 20% Ust.*





Property Type	Manor House
Condition	First occupancy
Available from	Immediately
Purchase Price	€ 970.000
Commission	3% plus VAT
Usable Area Approx.:	350 m <sup>2</sup>
Rooms	11
Bathrooms	4
Toilets	5
Outbuildings	2

Pelletsheizung mit App-Steuerung

*For sale is a forest villa built in 1860, which was professionally and lovingly fully renovated in 2022. The villa skillfully combines its historical exterior facade, designed by architect Friedrich von Schmidt on behalf of the Rothschilds, with a modern interior, giving it a unique charm.*

*The spacious, bright rooms with impressive 3.60-meter-high ceilings create a sophisticated living experience and offer a beautiful retreat close to Vienna.*

*The ground floor includes an entrance area, a cloakroom, a veranda, a spacious open kitchen, an extensive dining room, a bathroom, and an additional room. The carefully restored fireplaces and the wood stove in the kitchen add a cozy atmosphere to the space.*

*On the first floor, there is a living room with a stove and connections for a coffee station and/or bar, another bathroom, a toilet, and two rooms, one of which has its own bath.*

*The attic comprises three rooms, an additional bathroom, and ample storage space. The generous staircase connects the floors, and the house is partially basemented.*

*The villa has its own spring with drinking water quality. The entire building technology, including insulation, heating and hot water systems, and electrical installations, has been completely renewed. Underfloor heating, a modern pellet heating system with app control, and a tank for 6 tons of pellets ensure the house remains comfortably warm in winter.*

*Four bathrooms have been newly installed, the oak wood flooring is hand-planed, Italian tiles have been laid, and handmade cement tiles based on historical models decorate the rooms. All walls have been newly plastered, and the stucco work and elegant design color scheme give the villa back its original, magnificent appearance.*

### **Location:**

*The location of Gaming is particularly charming, being only about 10 minutes away from the idyllic Lunz am See. Moreover, the village is in close proximity to the well-known ski areas Lackenhof am Ötscher and Hochkar, which are excellent for winter sports enthusiasts.*

*The area also offers fantastic hiking trails and mountain bike routes that will delight nature lovers. For those who enjoy hunting or fishing, there are nearby opportunities.*

*The journey is conveniently possible from Vienna in just 1 hour and 30 minutes and from Linz in an hour, via the well-developed Erlauftal federal road.*

*The property is accessible via a private road, ensuring peace and privacy. The extensive garden is lined with old trees and offers numerous design possibilities.*

*Two garages and additional outbuildings provide ample space for a sauna, fitness area, a possible separate apartment, or office spaces to meet the residents' needs.*

### **Additional Information:**

*The house is located on a property that functions as a superficies of the Federal Forests. It was secured by a 99-year building right contract with an annual lease of €9,250. This contract*



*offers the possibility of extension if desired. It is important to note that this building right is inheritable, transferable, or sellable, but it cannot be terminated.*

















