

Beautiful sunny family residence with panoramic views

Ardning 225, 8904 Ardning, Steiermark

OBJECT: P118

7 rooms / garden / 2 baths / 3 WC / sunny location

PURCHASE PRICE: € 590. 000 + approx. 10 % additional costs

Real estate transfer tax: 3.5 %

Land registry registration fee (ownership): 1.1%

Costs of the preparation of the contract and implementation of the land register as well as cash expenses for certifications and stamp duties approx. 1.5% + 20% VAT

Brokerage commission: 3 % + 20% VAT.



Object: P118
Purchase price: 590.000 €
Postcode/City: 8904 Ardnig, Steiermark
Object: Detached house
Living space: ca. 162 m² + 84 m² Keller
Lot: 756 m² incl. built-up areas
Terrace: ca. 70 m²
Year of construction: 1997
Heating: Oil heating and heat pump (radiators and underfloor heating)
Certificate: HWB 90.2
fGEE: 0,97
Electricity + heating: approx. € 150/month
Mill., water, canal: approx. € 65/month
Condition: Very good
Parking space: 2 double garages and carport
Mill., water, canal: approx. € 65/month
Current: PV system
Relatable: Autumn 2021. Takeover partially furnished by appointment.

Description

The property is in top maintained and well maintained condition. Residential house is located in a very beautiful, sunny and south-facing slight hillside location.

Enjoy the highest living comfort on approx. 246 m² usable area + approx. 70 m² terrace, balcony and garden.

The house is built in a solid construction and has the latest technologies: water pipe installations in stainless steel (addition 2009), outdoor facilities (2019), PV system 6kWp with battery storage 9KW (2016) and Biotope.

The heating is supplied by modern oil heating, radiators, underfloor heating and air heat pump. In addition, there is an alarm system, as well as a central vacuum cleaner system.

Room layout:

In this house there are 4 large bedrooms, a dining room, a living room with TV niche, an inspiring hobby room and a bright gallery.

The sanitary facilities are represented by 2 bathrooms (renovated in 2018) and 3 toilets. The modern kitchen has its own utility room with the pantries.

The house has a complete basement and tiled. In the basement you will find a storage room and 2 large double garages with canopy, which are also used as a carport are usable. The driveway is heated.

Layer:

Admond: approx. 3-5 min. (by car)

Liezen: approx. 5-10 min. (by car)

Inn: approx. 15 min (on foot)

Post office, post office: approx. 11-12 min (on foot)

Restaurant, bakery: about 10 min (on foot)









