

**Exklusives Gästehaus mit Weinberg & Wald – Neubau
2020 – ein seltenes Angebot für Investoren & Genießer in
der Region Klapping**



Objektnummer: 8014/354

Eine Immobilie von FiFu24 Immobilien GmbH

Zahlen, Daten, Fakten

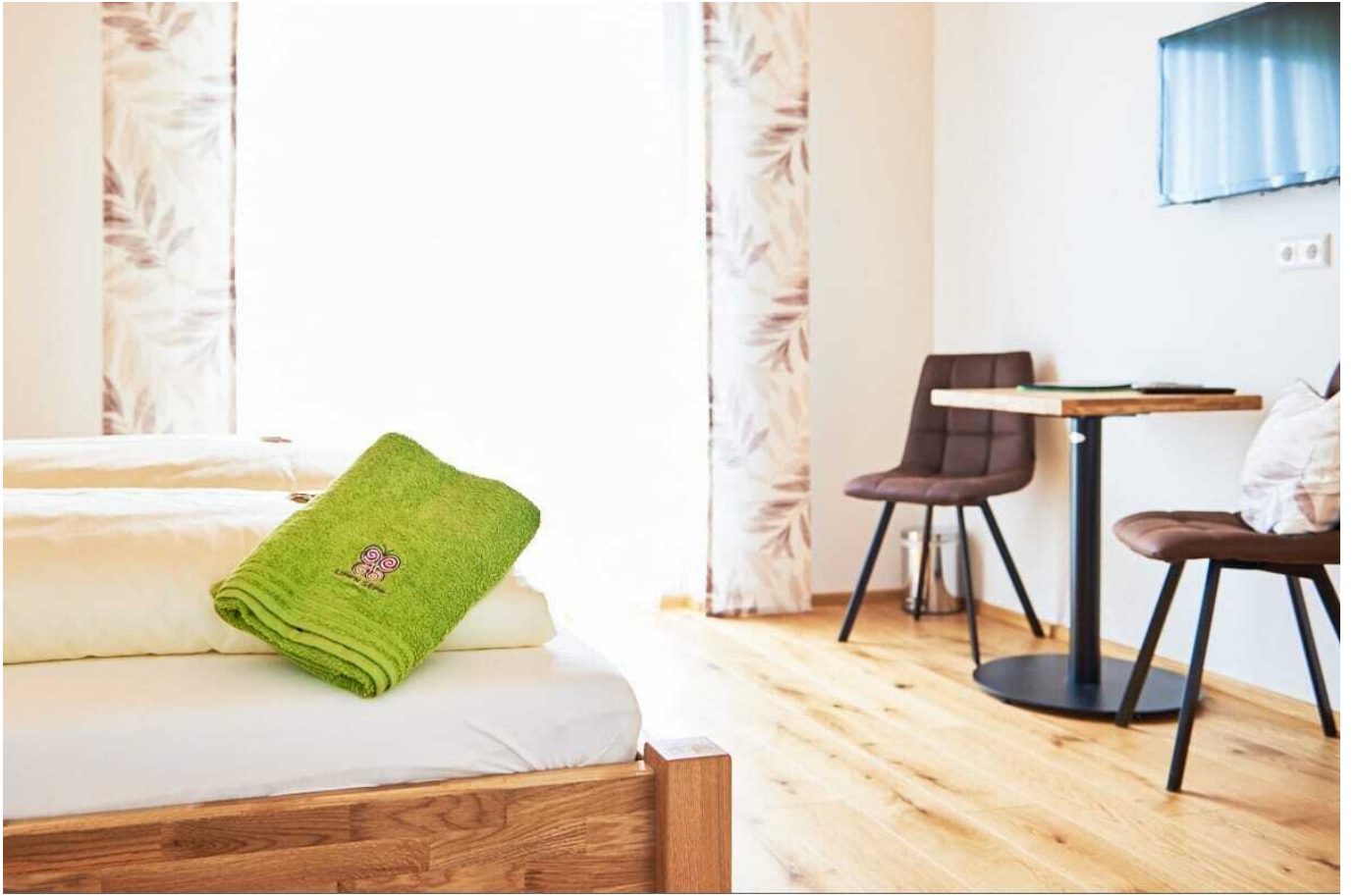
Art:	Gastgewerbe - Pensionen
Land:	Österreich
PLZ/Ort:	8354 Klapping
Baujahr:	2020
Zustand:	Neuwertig
Möbliert:	Voll
Alter:	Neubau
Wohnfläche:	352,55 m²
Nutzfläche:	495,95 m²
Zimmer:	6
Bäder:	5
WC:	6
Balkone:	5
Terrassen:	1
Stellplätze:	2
Keller:	119,08 m²
Heizwärmebedarf:	B 43,90 kWh / m² * a
Gesamtenergieeffizienzfaktor:	B 0,88
USt.:	47,00 €
Provisionsangabe:	

3% des Kaufpreises zzgl. 20% USt.

Ihr Ansprechpartner



Ing. Klaus Haberfellner





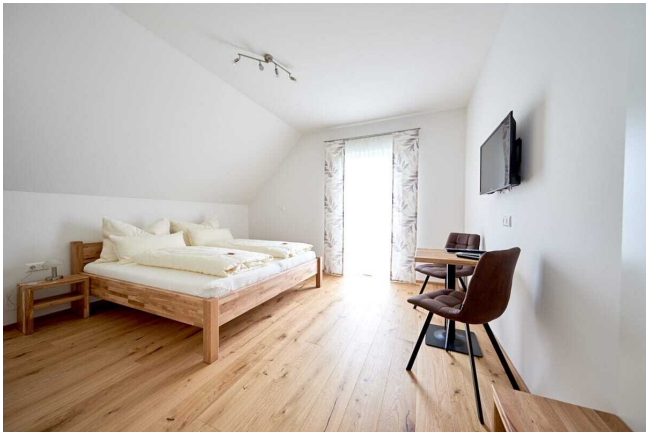






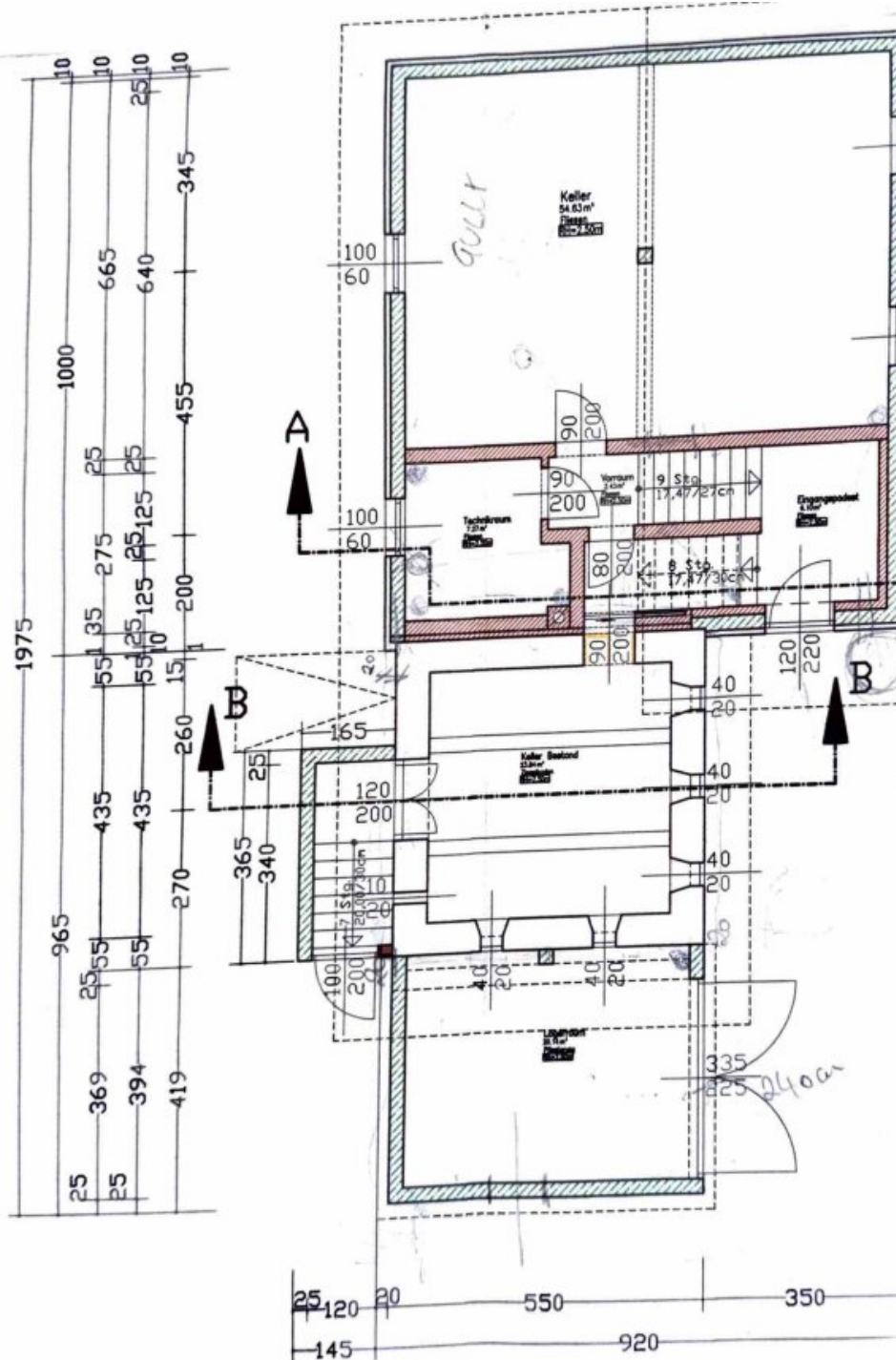








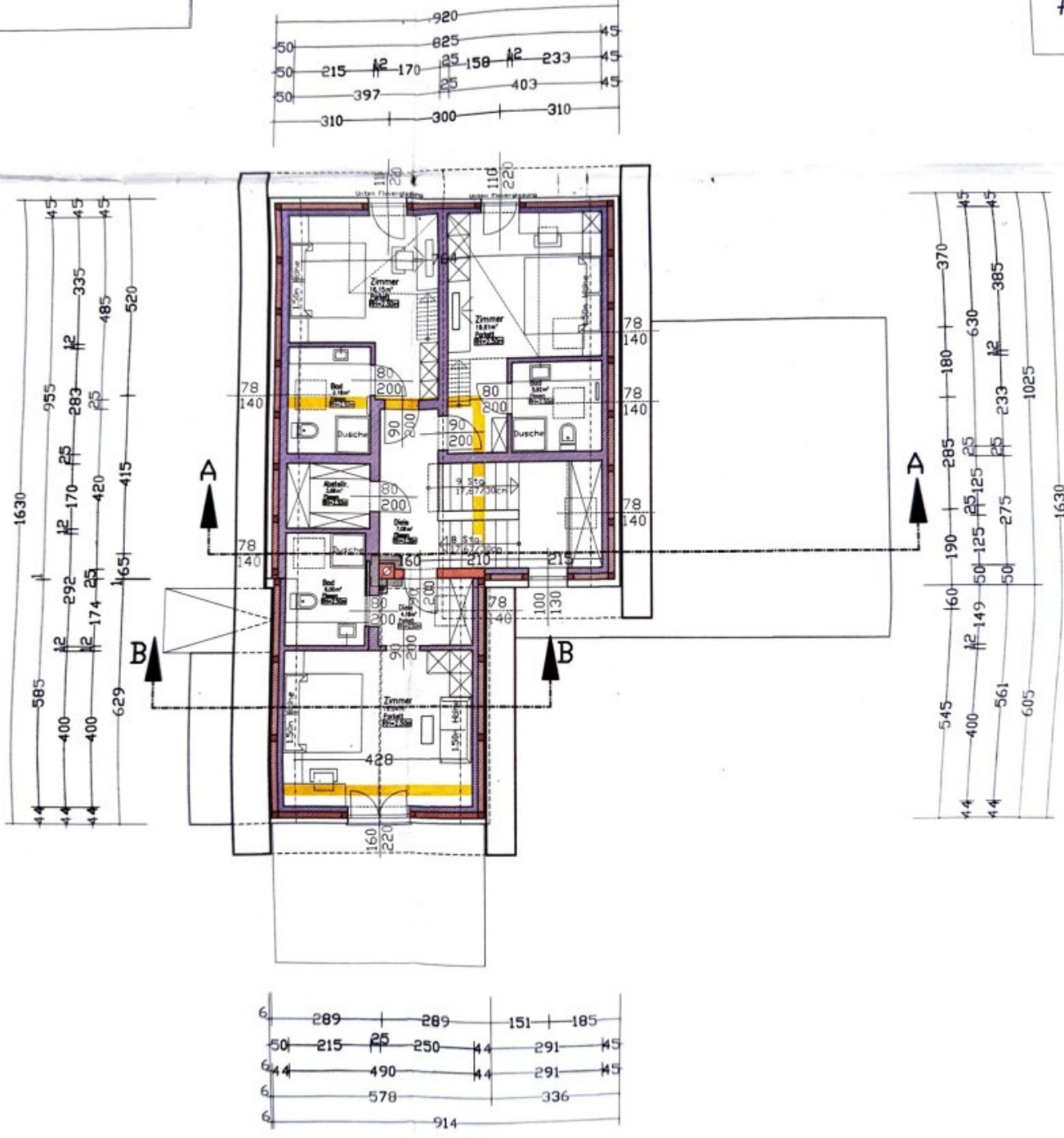




Grundriss
Kellergeschoss

0,04
0,08
0,11
0,20

Marktgemeinde St. Anna am Argen
Markung Nr. 1
8154 St. Anna am Argen



Grundriss
Dachgeschoss

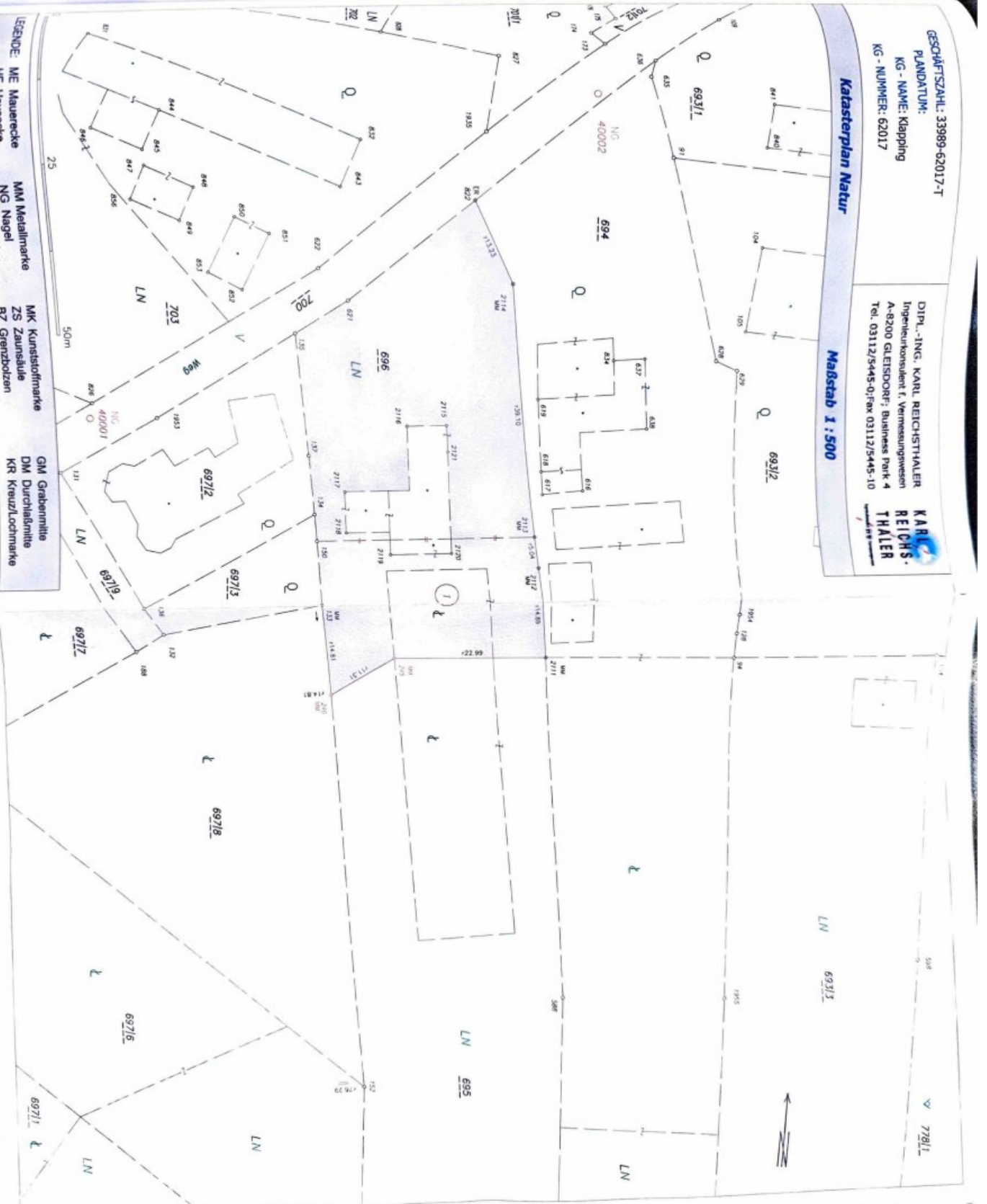
GESCHÄFTSZAHL: 33989-62017-T
PLANDATUM:
KG - NAME: Klapping
KG - NUMMER: 62017

DIPL.-ING. KARL REICHTHALER
Ingenieurkonsultant f. Vermessungswesen
A-8200 GLEISDORF, Business Park 4
Tel. 03112/5445-0; Fax 03112/5445-10

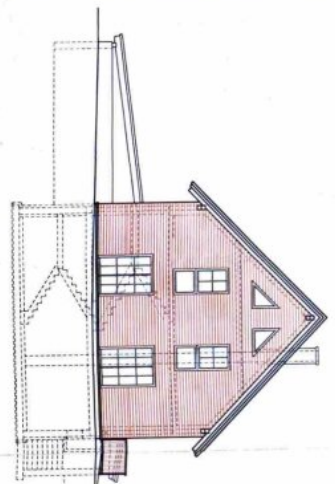


Katasterplan Natur

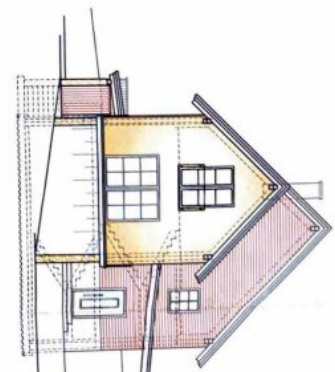
Maßstab 1 : 500



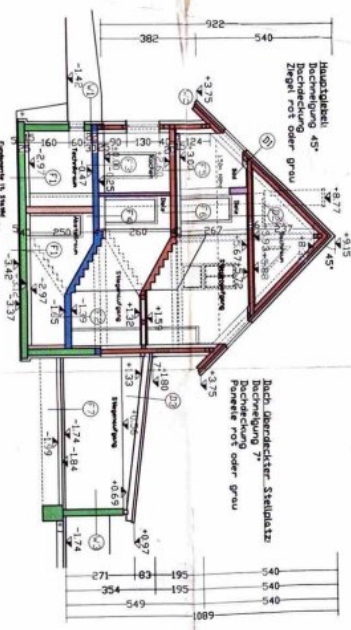
Ansicht Süden



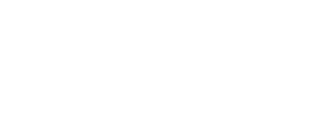
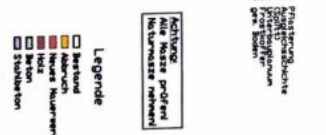
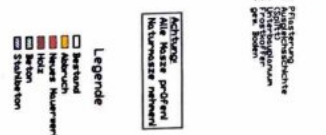
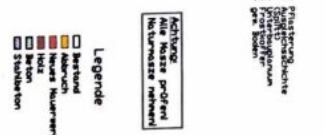
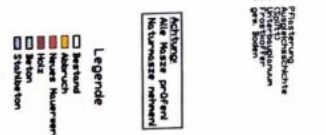
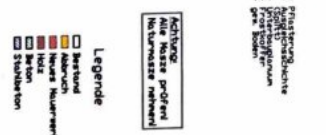
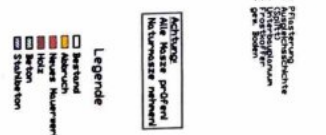
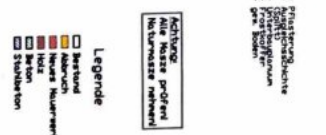
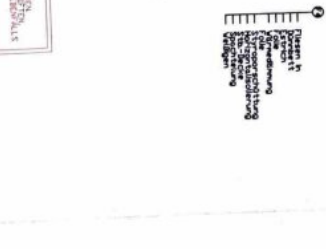
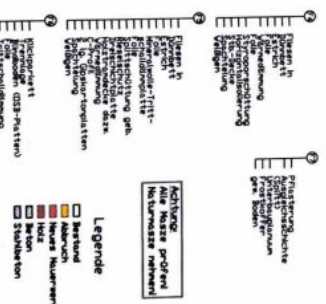
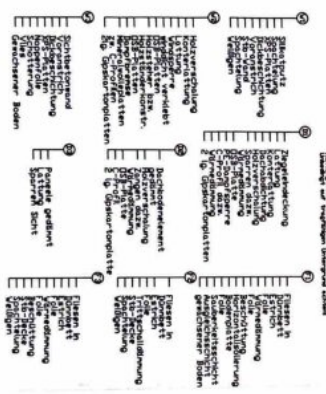
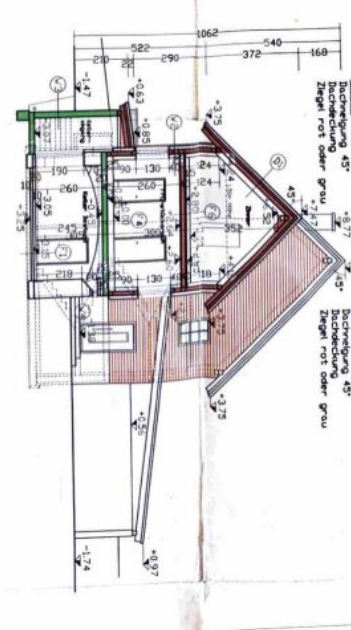
Ansicht Norden

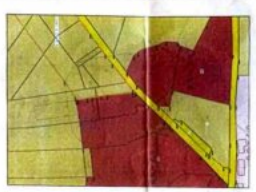


Schnitt A - A



Schnitt B-B



[illegible][illegible]

Biosynthesis of the following	
Biosynthetic No.	
Aliphatic Hydrocarbons	1-24
Aliphatic Alcohols	25-34
Aliphatic Aldehydes	35-41
Aliphatic Ketones	42-49
Aliphatic Esters	50-54
Aliphatic Amides	55-58
Aliphatic Nitriles	59-61
Aliphatic Sulfides	62-64
Aliphatic Thiocarbonyls	65-67
Aliphatic Sulfonamides	68-70
Aliphatic Sulfonates	71-73
Aliphatic Sulfonamides	74-76
Aliphatic Sulfonates	77-79
Aliphatic Sulfonamides	80-82
Aliphatic Sulfonates	83-85
Aliphatic Sulfonamides	86-88
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Aliphatic Sulfonamides	998-1000

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Objektbeschreibung

Zum Verkauf steht ein außergewöhnliches Anwesen in der **beliebten Region Klapping**, einer Gegend, die für ihre herrliche Landschaft, Ruhe, Weinbaukultur und hervorragende touristische Entwicklung bekannt ist. Ein Umfeld, das Erholungssuchende wie auch aktive Urlauber gleichermaßen begeistert – und damit die perfekte Basis für ein erfolgreiches Gäste- oder Beherbergungskonzept schafft.

Highlights des Objekts

- **Ca. 500 m² Wohn-/Nutzfläche** – modern, lichtdurchflutet und perfekt konzipiert
- **5 großzügige Doppelzimmer**, jedes mit
 - eigenem **Bad & WC**
 - **Balkon oder Terrasse** mit traumhaftem Blick ins Grüne
- **Carport, Garage & zusätzliche Parkplätze** – ideal für Gäste und Betreiber
- **Eigener Weinberg** – ein absolutes Highlight für Weinliebhaber oder als touristischer Magnet
- **Angrenzender Wald** – Natur, Ruhe und maximale Privatsphäre
- **Neubau 2020** – hochwertig, energieeffizient und sofort bezugs- bzw. betriebsbereit

Der Vermittler ist als Doppelmakler tätig.

Infrastruktur / Entfernungen

Gesundheit

Arzt <3.000m
Apotheke <8.500m
Klinik <8.500m

Kinder & Schulen

Schule <3.500m
Kindergarten <3.500m
Universität <8.500m
Höhere Schule <8.500m

Nahversorgung

Supermarkt <2.500m

Bäckerei <3.000m

Sonstige

Bank <3.000m

Geldautomat <3.000m

Post <3.000m

Polizei <9.000m

Verkehr

Bus <500m

Bahnhof <8.500m

Angaben Entfernung Luftlinie / Quelle: OpenStreetMap