

**Exclusive living experience: High-quality home on 1300 m<sup>2</sup>  
of private land on the outskirts of Vienna!**



IMG\_9329

**Objektnummer: 3814/567**

**Eine Immobilie von Immobilien Corner GmbH & Co KG REMAX  
GOLD**

## Zahlen, Daten, Fakten

<b>Art:</b>	Haus - Einfamilienhaus
<b>Land:</b>	Österreich
<b>PLZ/Ort:</b>	2102 Bisamberg
<b>Baujahr:</b>	2012
<b>Zustand:</b>	Gepflegt
<b>Möbliert:</b>	Teil
<b>Wohnfläche:</b>	182,00 m <sup>2</sup>
<b>Nutzfläche:</b>	50,00 m <sup>2</sup>
<b>Zimmer:</b>	6,50
<b>Bäder:</b>	3
<b>WC:</b>	3
<b>Balkone:</b>	1
<b>Terrassen:</b>	1
<b>Heizwärmebedarf:</b>	B 37,10 kWh / m <sup>2</sup> * a
<b>Gesamtenergieeffizienzfaktor:</b>	A+ 0,65
<b>Kaufpreis:</b>	1.390.000,00 €
<b>Provisionsangabe:</b>	

3% des Kaufpreises zzgl. 20% USt.

## Ihr Ansprechpartner

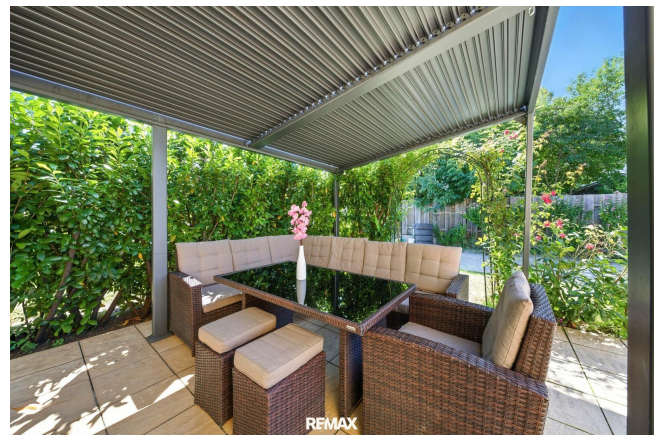
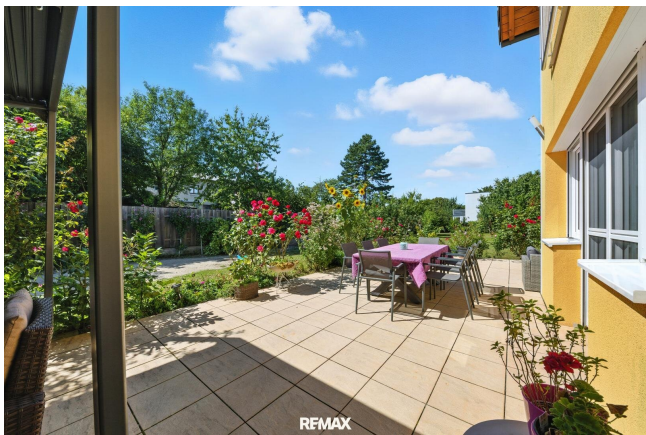


**MBA Jasmina Ibrahimbegovic**

Immobilien Corner GmbH & Co KG REMAX GOLD  
Anton Ehrenfried Straße 7a  
2020 Hollabrunn

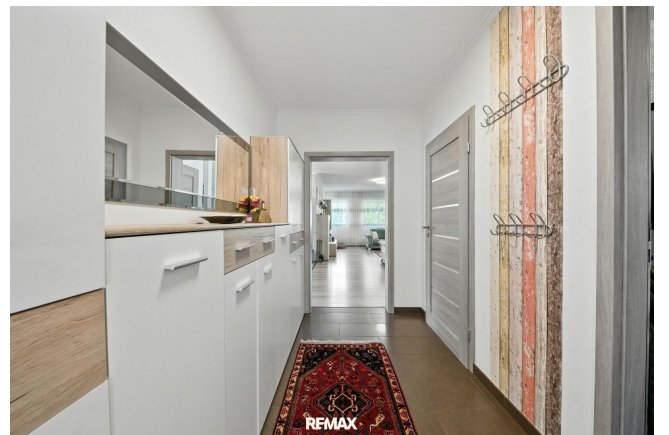
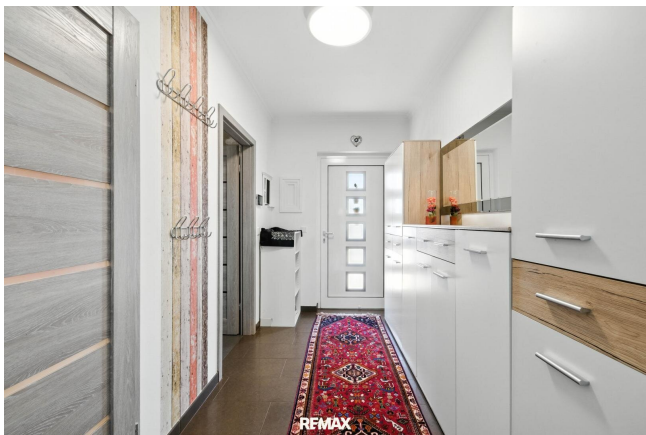


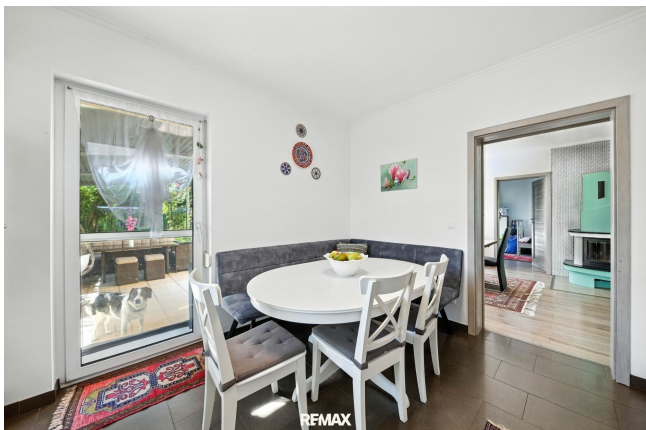


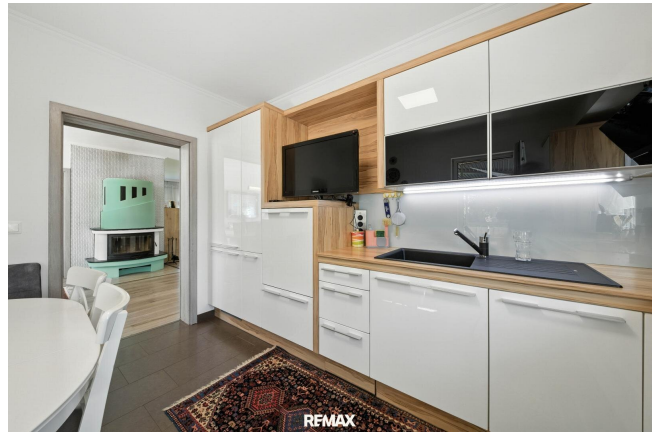


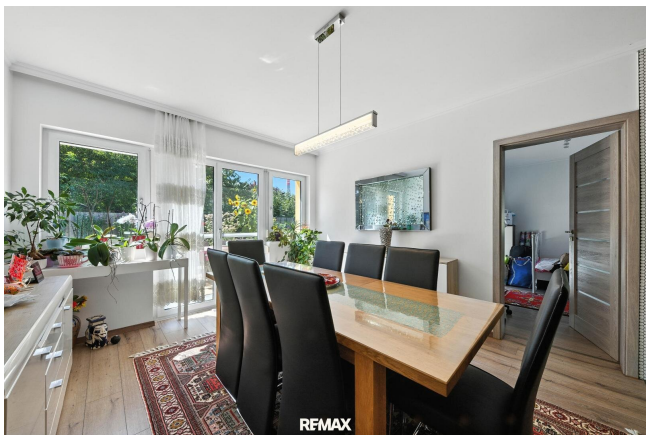


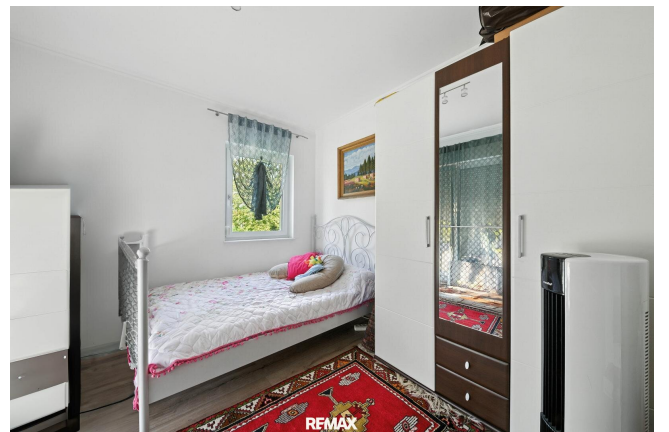
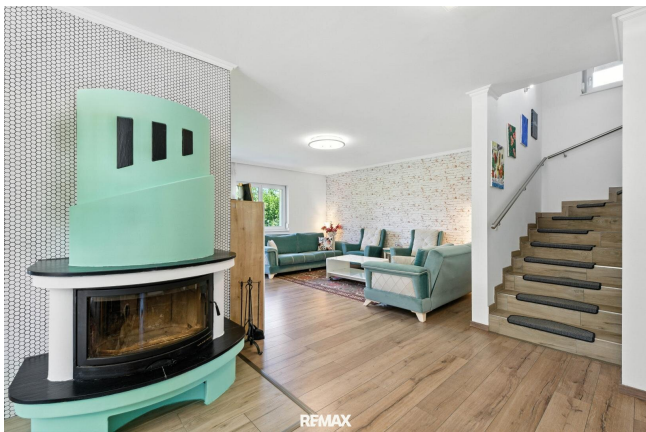


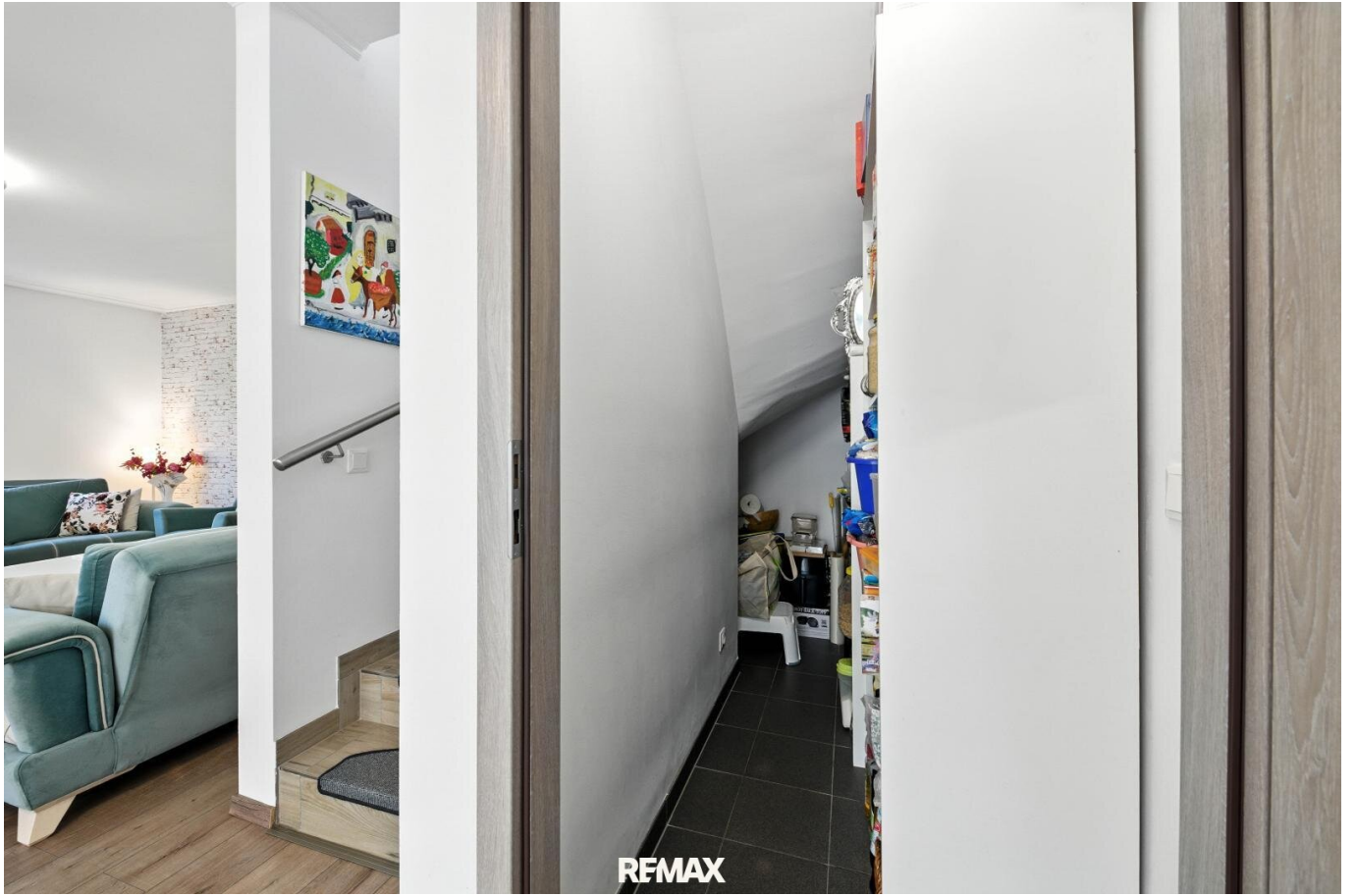




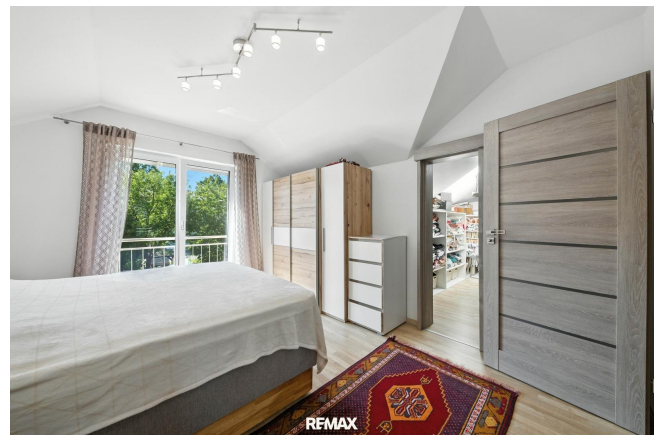
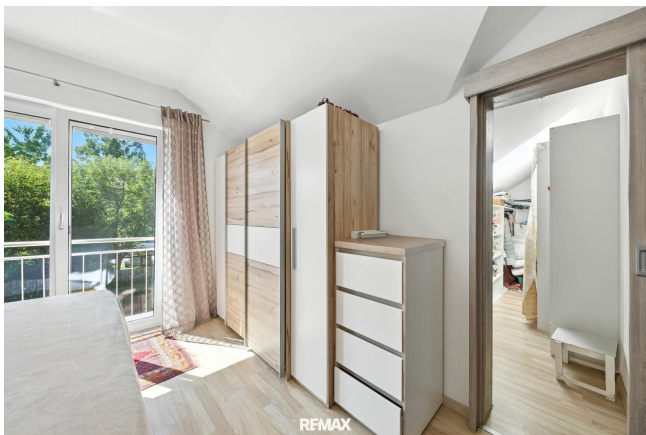


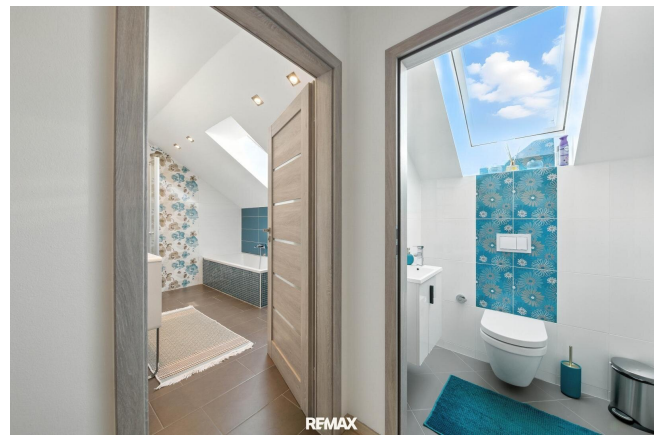
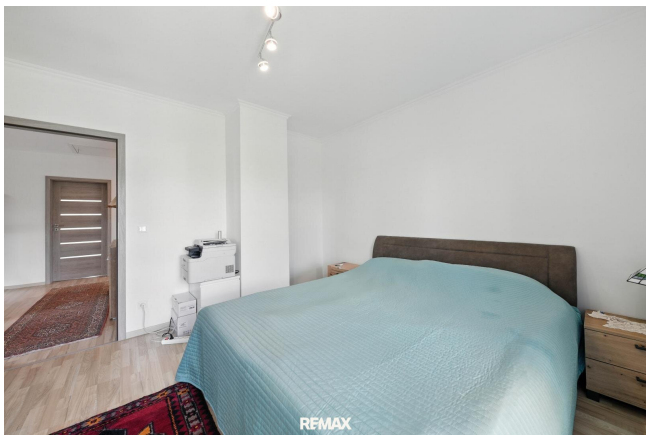


















## Objektbeschreibung

Why wait a long time and build it yourself when your dream home is already waiting for you, ready to move in? This beautiful dream property in a perfect location offers you maximum living comfort! An impressive property in Bisamberg is for sale, which meets the highest living standards.

Built in 2012 (solid prefabricated construction - MABA brand), the property impresses with its combination of harmonious materials, colors, and lighting concepts. This modern home is characterized by classic architecture, flexible and versatile rooms, and timeless furnishings with high-quality materials and technical refinements. The result is a family-friendly home in Bisamberg that combines coziness and the highest level of comfort. Built in 2012 to a high standard, this well-maintained two-story house offers comfortable living in six spacious rooms. The spacious architecture includes three bathrooms and toilets, which are ideally distributed across the two living levels. The modern underfloor heating provides cozy warmth in all rooms and contributes to a pleasant indoor climate.

The pleasant living-dining area with modern kitchen overwhelms with its charm and offers a relaxing view of the unique garden and terrace. Furthermore, the large windows create a friendly and bright atmosphere. Also on this floor are a guest room, a toilet, the inviting entrance area, and a storage room. Another highlight of this property is the single garage with storage room and direct access to the house. Upstairs there is a bathroom with toilet, a balcony and four bedrooms (the master bedroom has an integrated walk-in wardrobe and bathroom).

The floor plan offers an impressive 182 m<sup>2</sup> of living space, approx. 50 m<sup>2</sup> of usable space and approx. 1300 m<sup>2</sup> of land, making it family-friendly and offering ideal privacy.

The fireplace in the living room, the modern kitchen, the sunny garden, and the sun terrace create a top-class living environment. An air heat pump (underfloor heating) and the photovoltaic system also ensure energy-efficient heating. A well supplies water for garden irrigation.

The exterior of the house also sets standards: next to the house is a spacious garage with integrated storage room, and at the rear of the garden is a tool shed. The spacious terrace on the ground floor invites you to relax outdoors. In addition, the barbecue area provides the ideal setting for enjoyable barbecue evenings with family and friends – a treat for the senses in idyllic surroundings. You can also make yourself comfortable with a glass of wine on the sunny terrace and enjoy the peace and quiet of your peaceful living paradise. The idyllic garden offers space for rest and relaxation in green surroundings, perfect for families and nature lovers.

### HARD FACTS:

- 5 bedrooms

- Building land designation - Plot without building obligation
- Air source heat pump (Vaillant)
- Photovoltaic system
- Roller blinds
- Fly screens
- ?Wood-burning stove
- ?3 toilets
- ? ?3 bathrooms
- ?Garage
- ? Balcony
- ? ?Covered terrace
- ? ?2 electric driveway gates
- ? ?High-voltage connection in the garage
- ? Well
- ? ?Fruit trees (apple, pear, cherry, plum, greengage, cornel cherry, fig, apricot, kiwi, raspberries, blackberries, nectarine, grapes, pomegranate, persimmon, etc.)
- ? ?Vegetable patch

Location:

In recent years, Bisamberg has also become an insider tip for discerning Viennese who appreciate the advantages of a private hideaway close to the city. Want to enjoy country life in a pleasant atmosphere? That's exactly what you'll find here! Its proximity to Korneuburg and good infrastructure make this property an attractive option for anyone looking for a home in a lively community.

**Noch nichts gefunden? Wir informieren Sie über geeignete Immobilienangebote noch vor allen anderen.**

Legen Sie jetzt Ihren individuellen Suchagenten unter folgendem Link an. Wir schicken Ihnen passende Immobilien exklusiv vorab zu.

[Suchagent anlegen](https://remax-gold-1.service.immo/registrieren/de) - <https://remax-gold-1.service.immo/registrieren/de>

## **Infrastruktur / Entfernungen**

### **Gesundheit**

Arzt <1.000m  
 Apotheke <1.500m  
 Krankenhaus <1.500m  
 Klinik <5.500m

### **Kinder & Schulen**

Schule <1.000m

Kindergarten <1.000m  
Universität <5.000m  
Höhere Schule <9.000m

### **Nahversorgung**

Supermarkt <1.000m  
Bäckerei <1.000m  
Einkaufszentrum <5.000m

### **Sonstige**

Bank <1.000m  
Geldautomat <1.000m  
Post <1.000m  
Polizei <2.000m

### **Verkehr**

Bus <500m  
Straßenbahn <5.500m  
U-Bahn <9.500m  
Autobahnanschluss <1.000m  
Bahnhof <2.000m

Angaben Entfernung Luftlinie / Quelle: OpenStreetMap