UNIQUE RESIDENCE IN THE HEART OF KREMS' OLD TOWN!



IMG_9620

Objektnummer: 3814/570

Eine Immobilie von Immobilien Corner GmbH & Co KG REMAX GOLD

Zahlen, Daten, Fakten

Art:	Haus - Mehrfamilienhaus
Land:	Österreich
PLZ/Ort:	3500 Krems an der Donau
Baujahr:	1750
Zustand:	Gepflegt
Möbliert:	Teil
Wohnfläche:	507,00 m²
Nutzfläche:	9,00 m²
Zimmer:	13,50
Bäder:	4
WC:	4
Terrassen:	1
Heizwärmebedarf:	208,00 kWh / m² * a
Gesamtenergieeffizienzfaktor:	2,46
Kaufpreis:	1.850.000,00 €

Provisionsangabe:

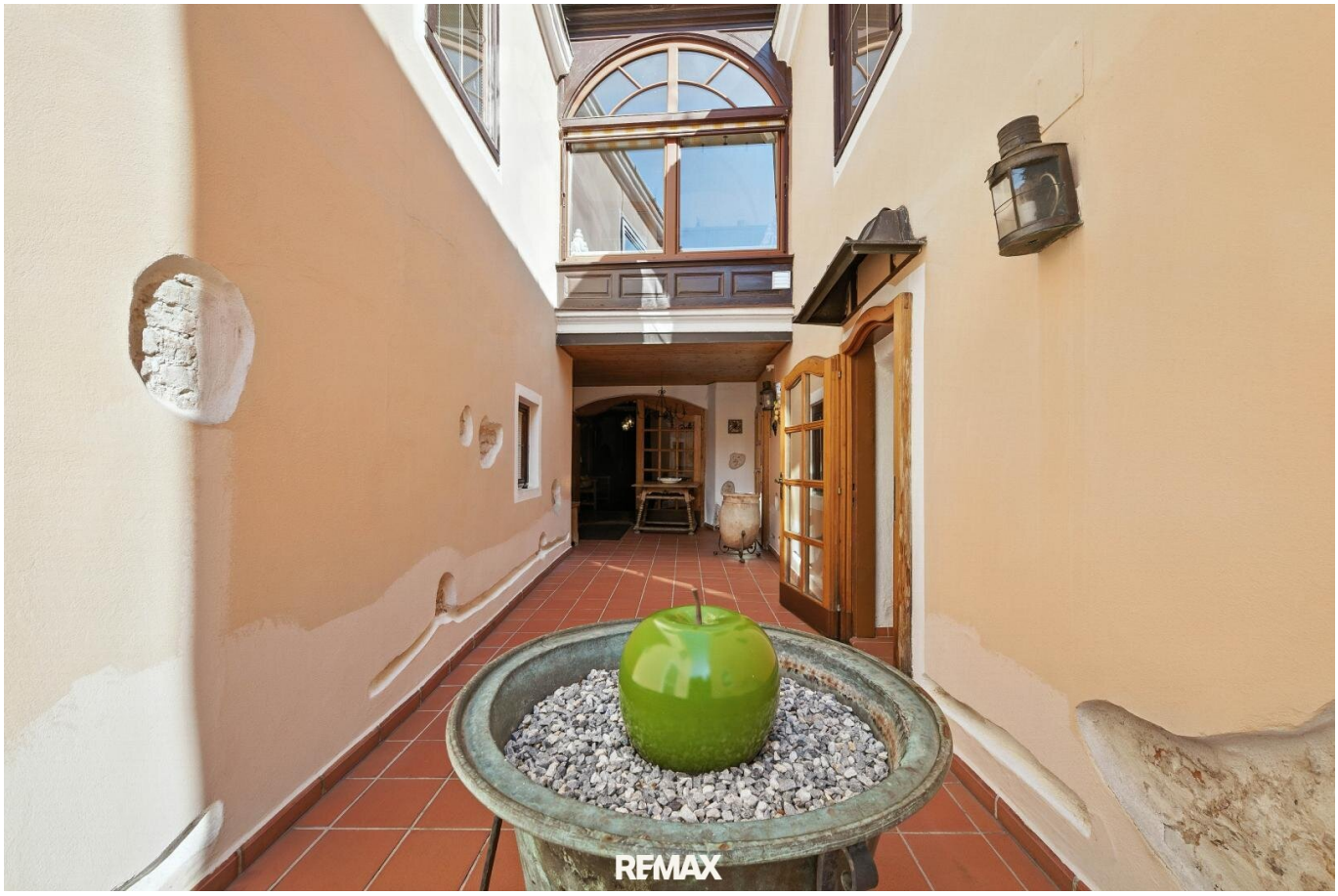
3% des Kaufpreises zzgl. 20% USt.

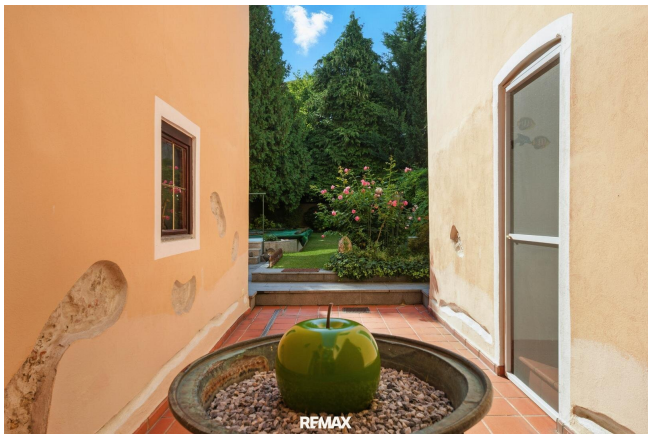
Ihr Ansprechpartner



MBA Jasmina Ibrahimbegovic

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


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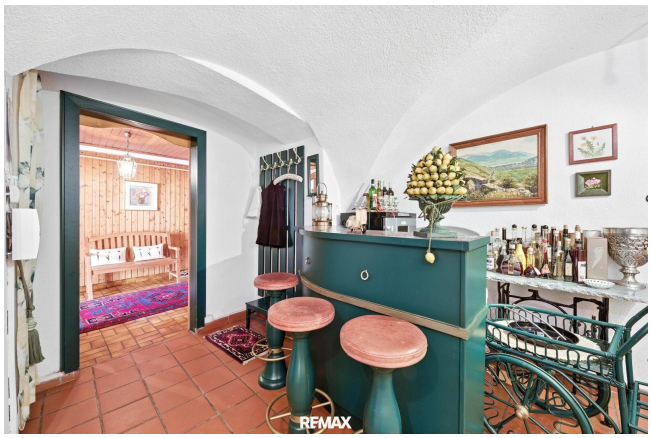







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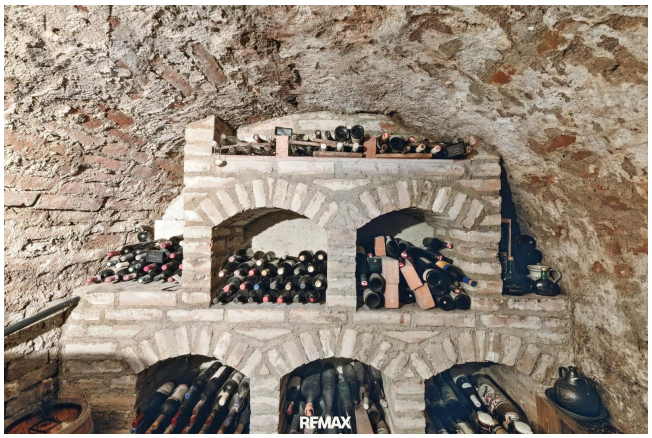

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Willkommen
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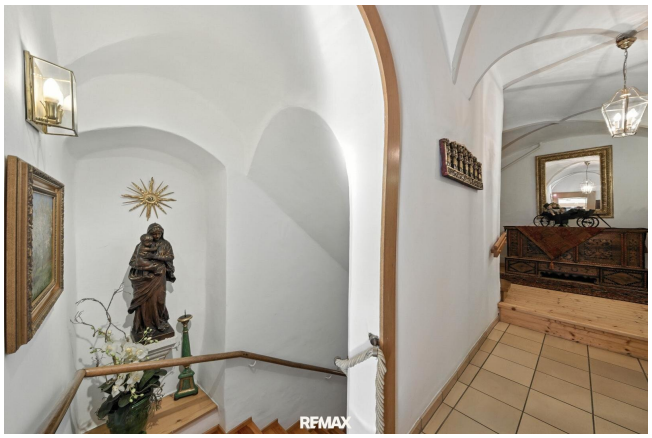

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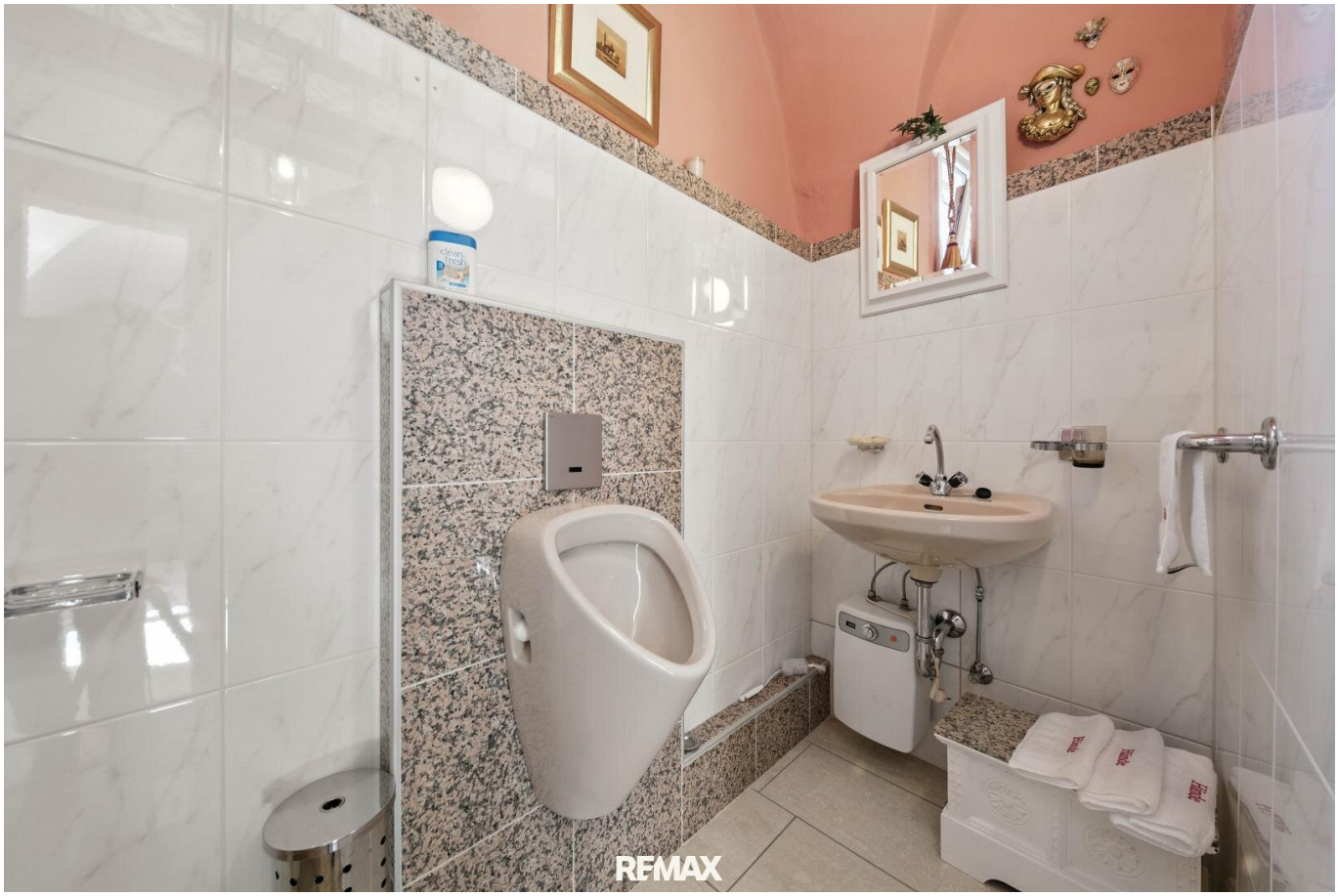





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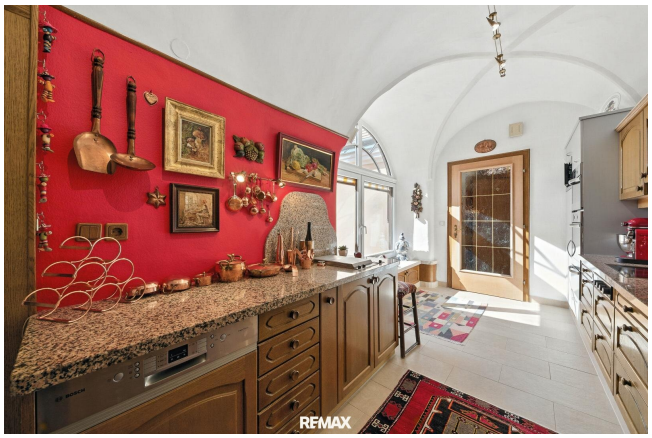

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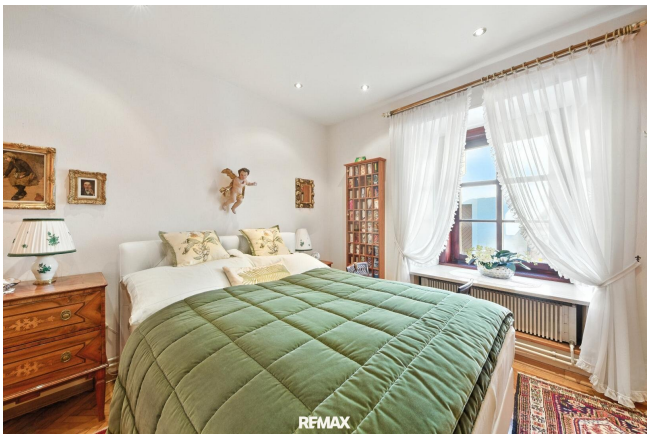

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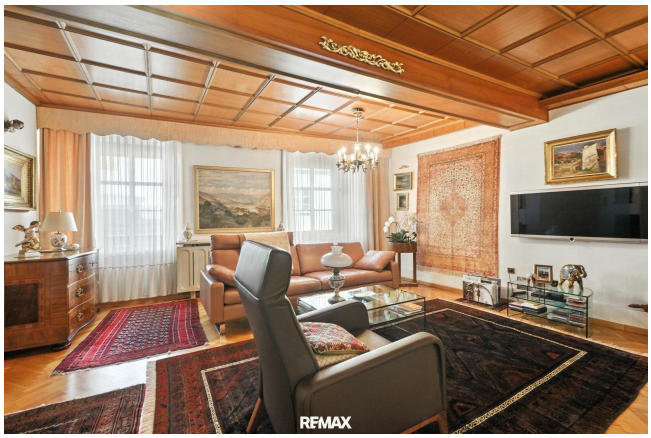

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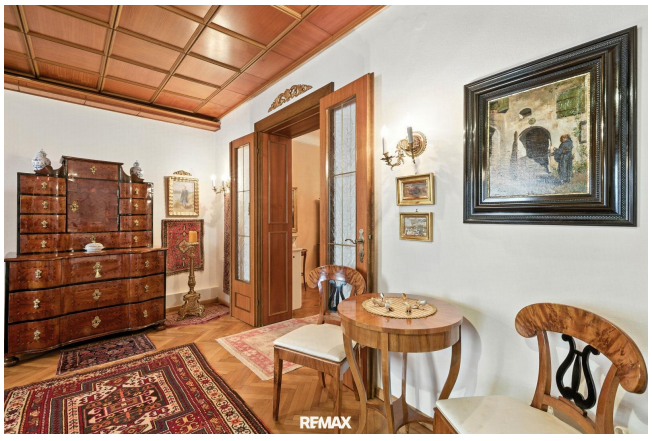

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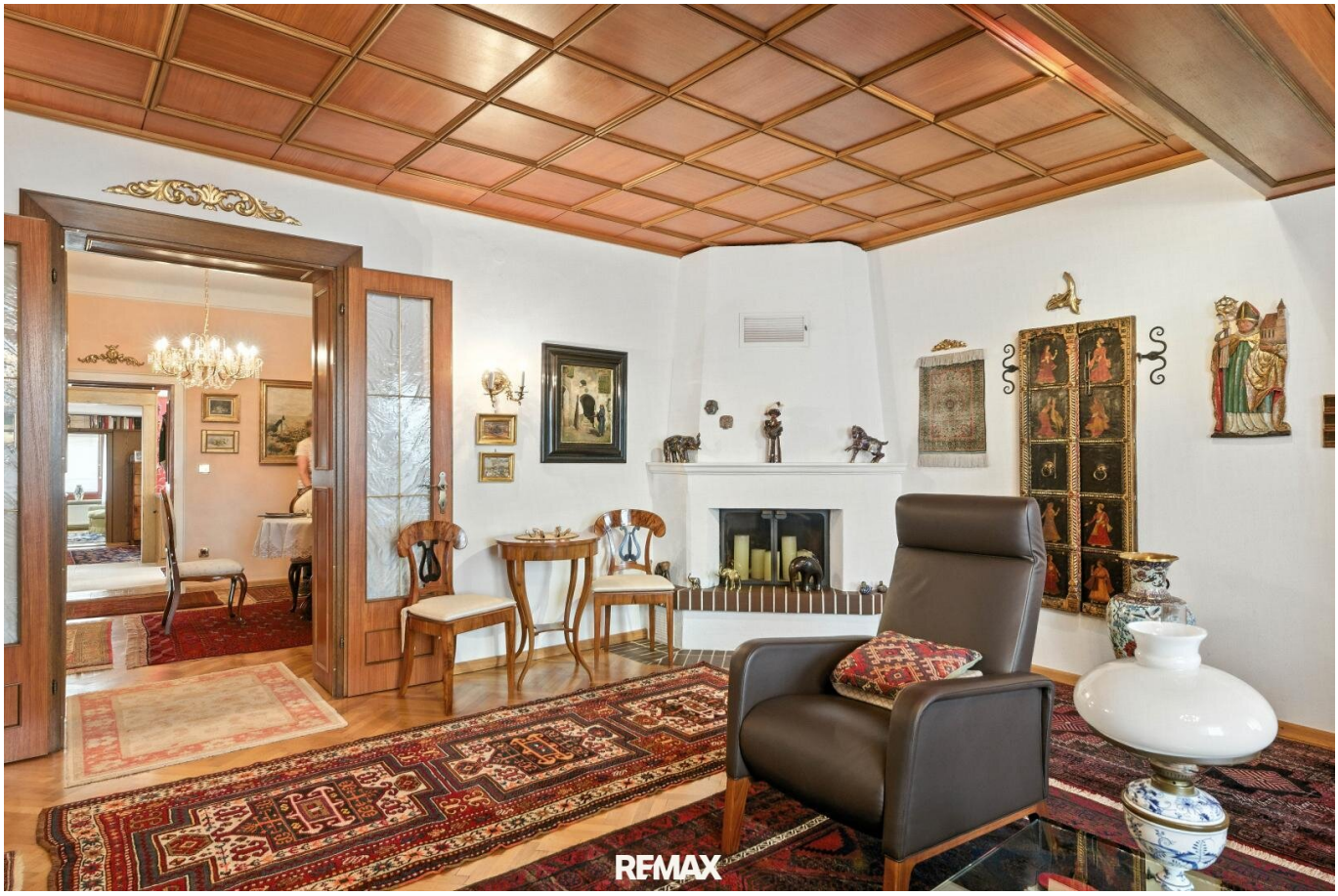

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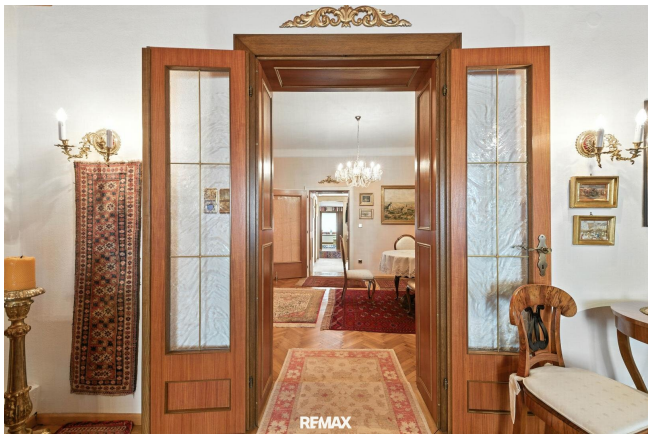

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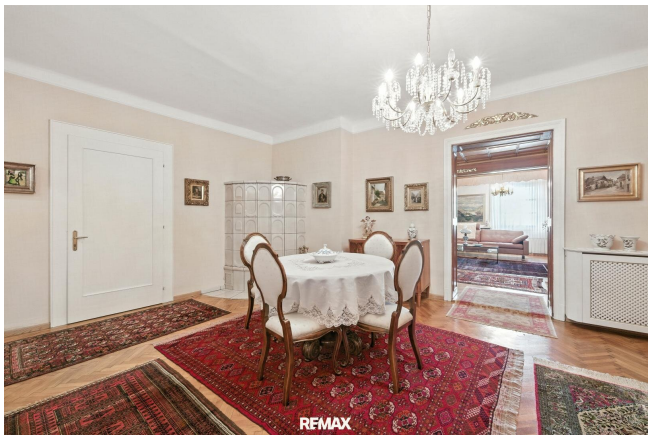

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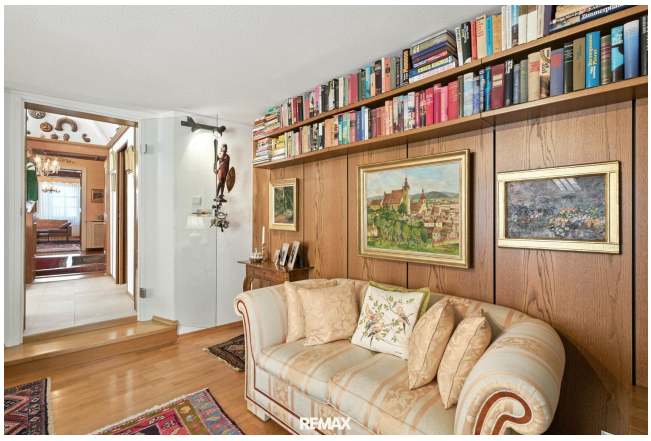

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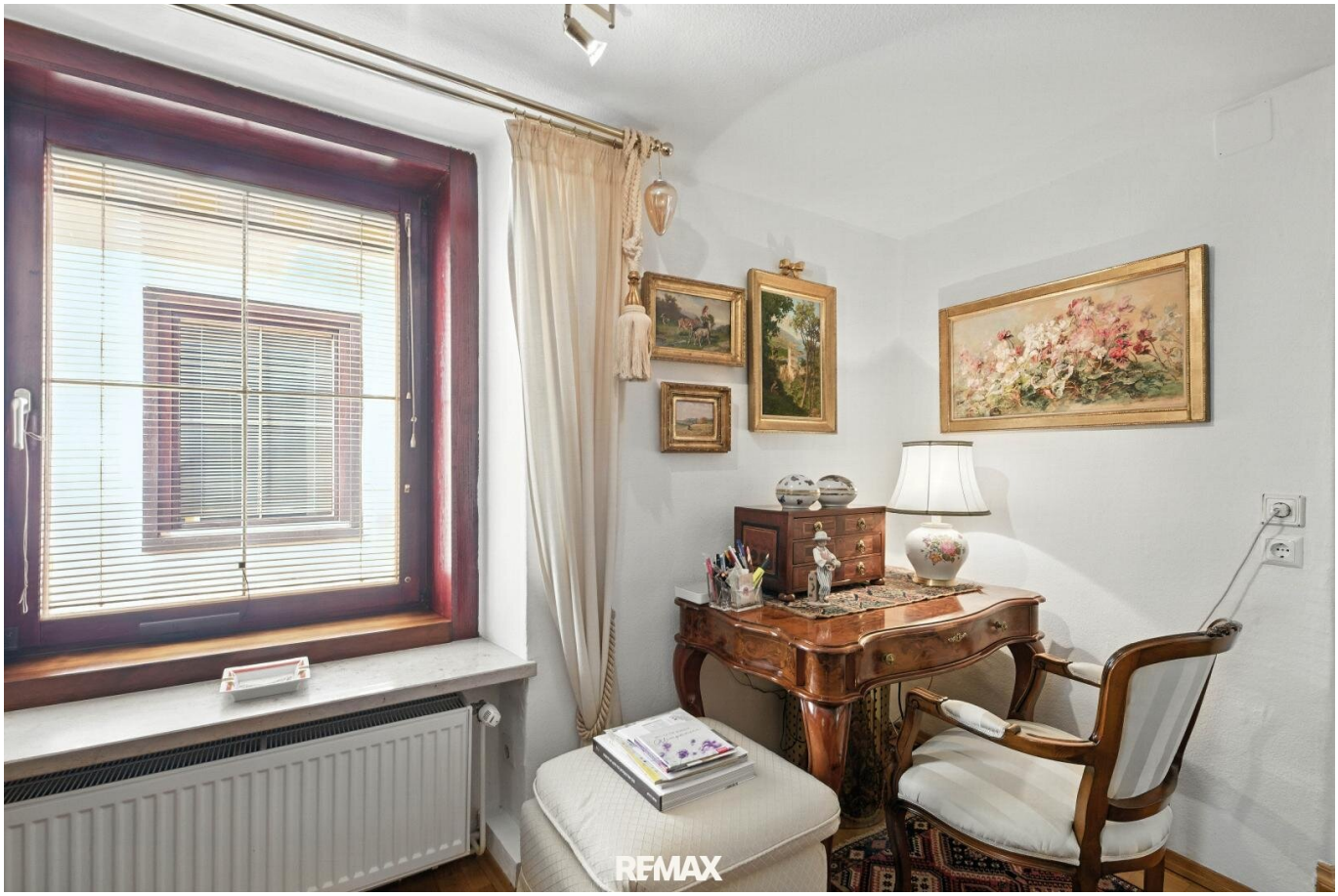

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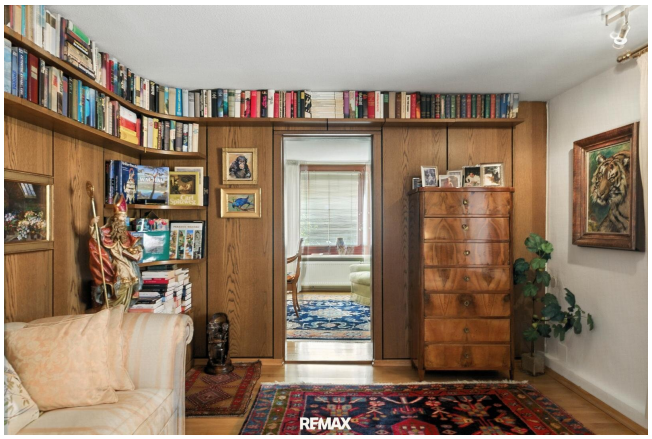

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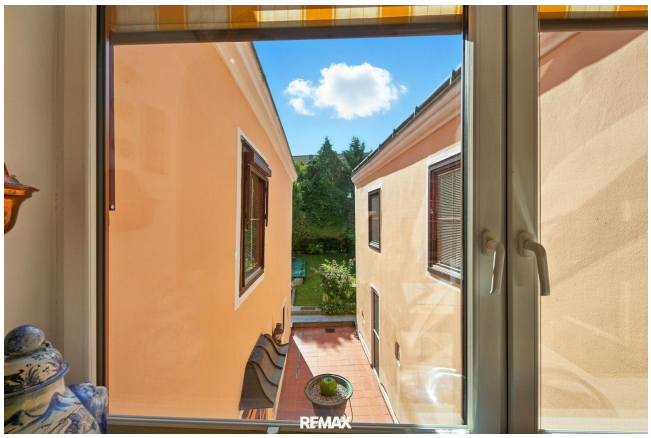







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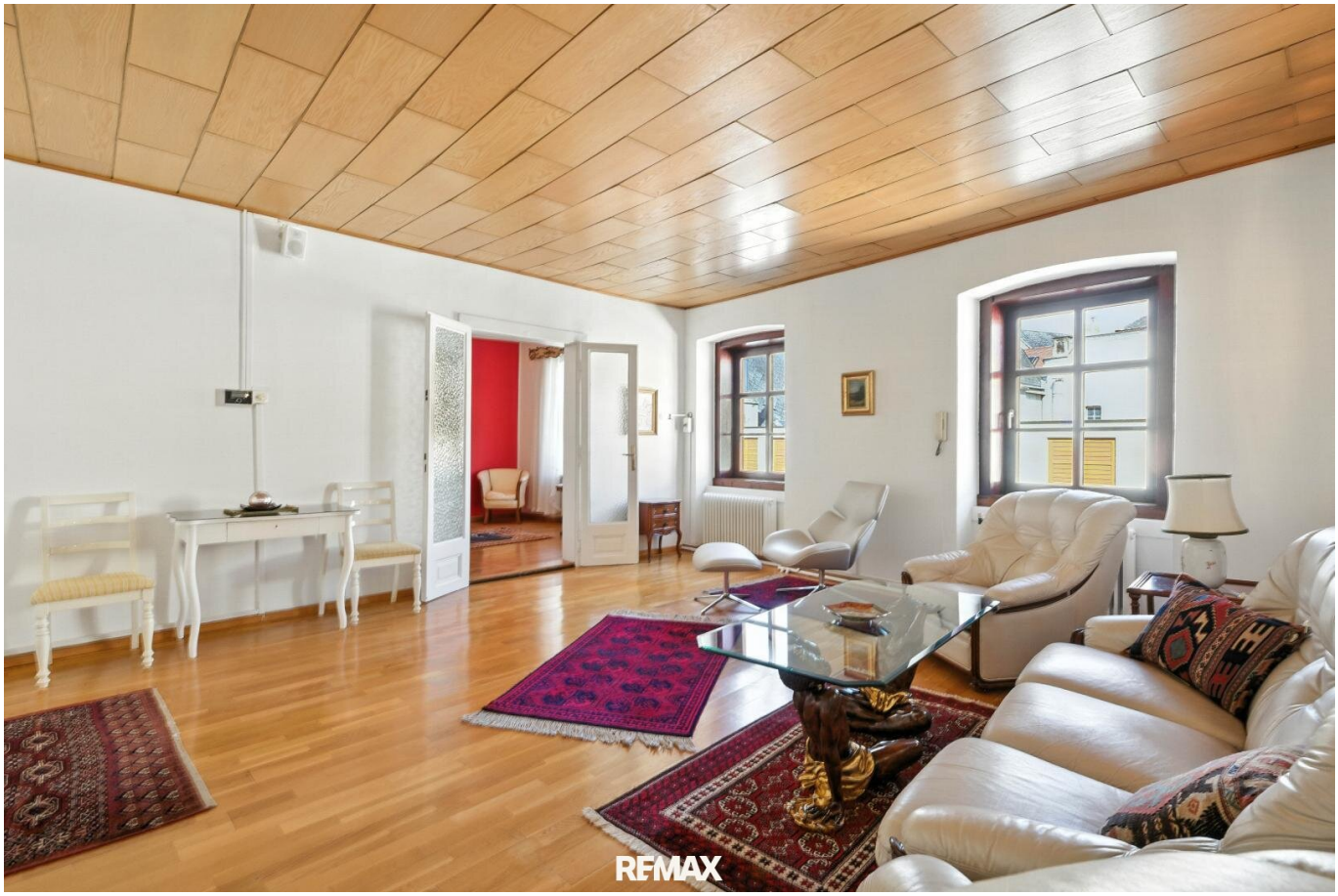

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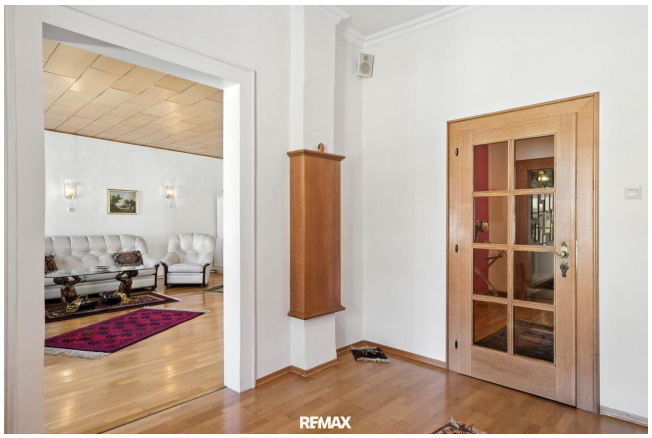

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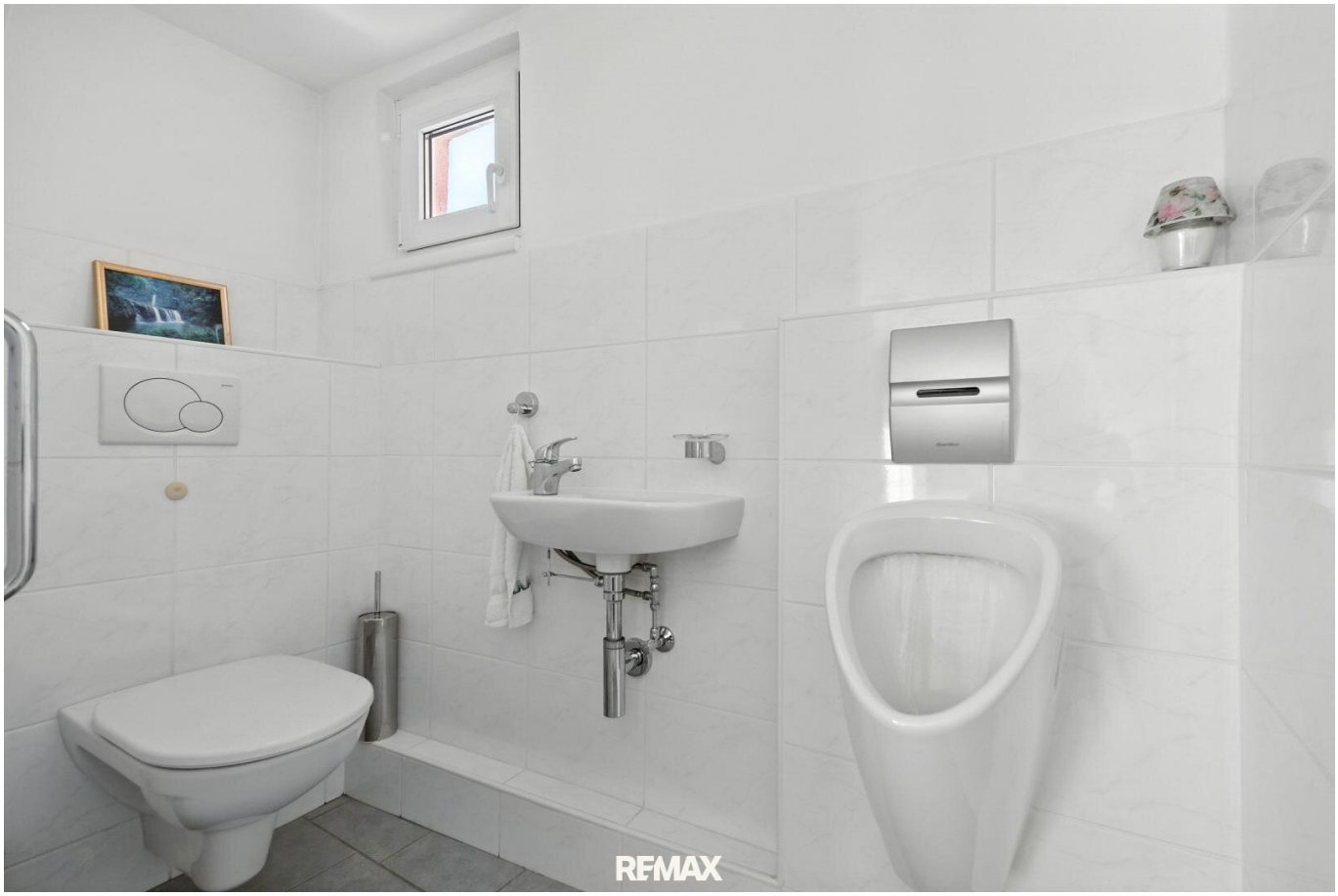

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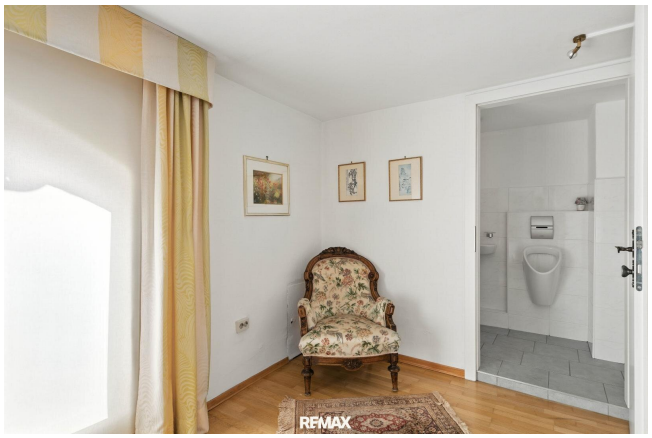

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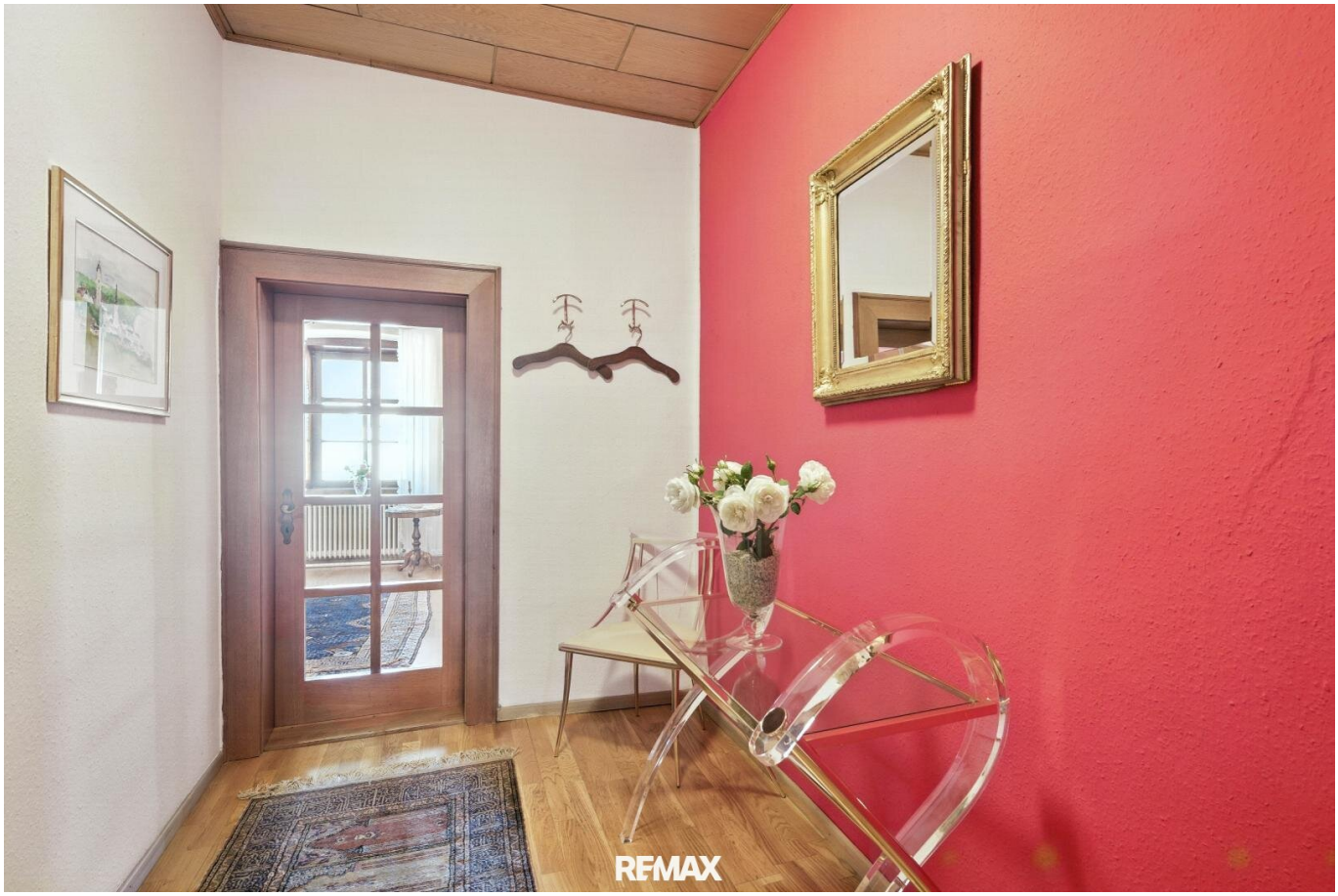




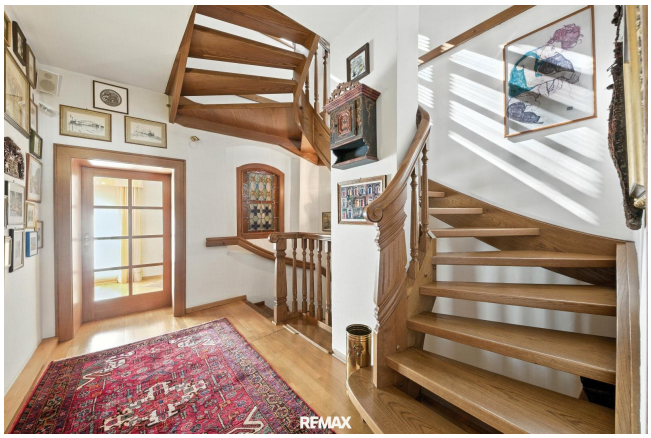




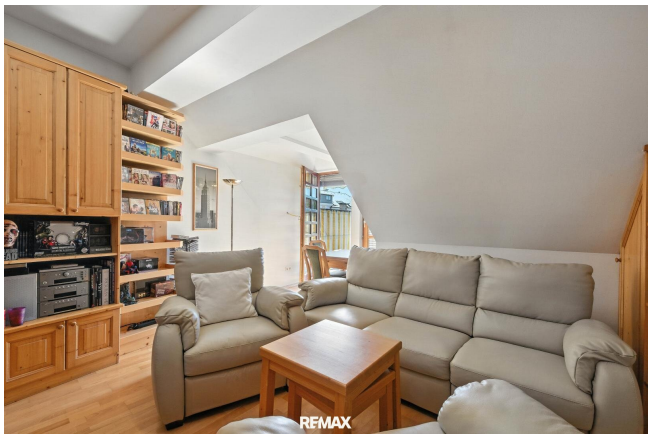


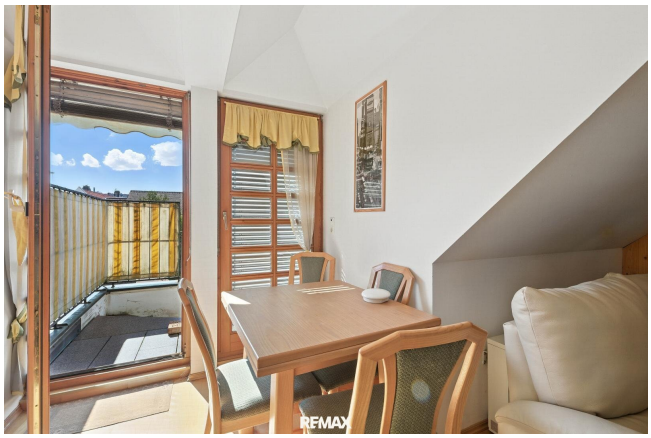




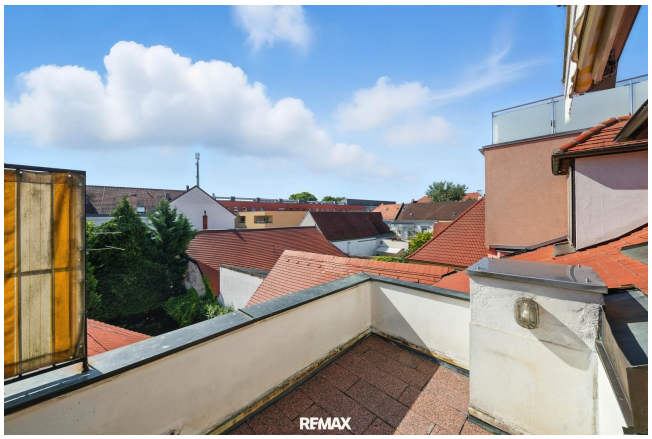



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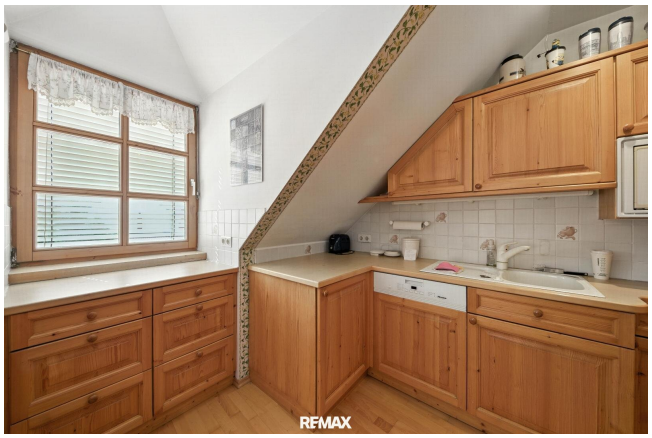

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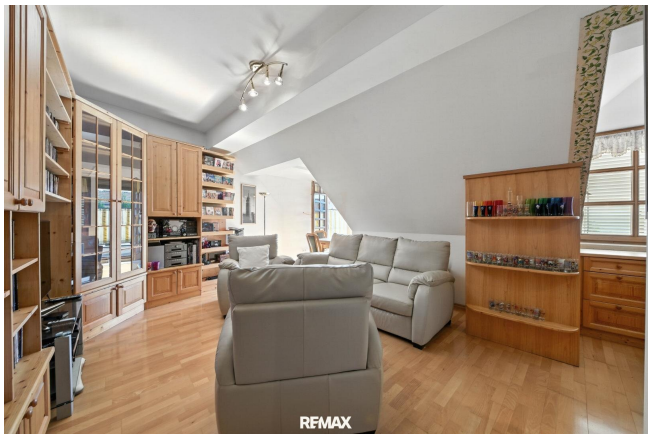

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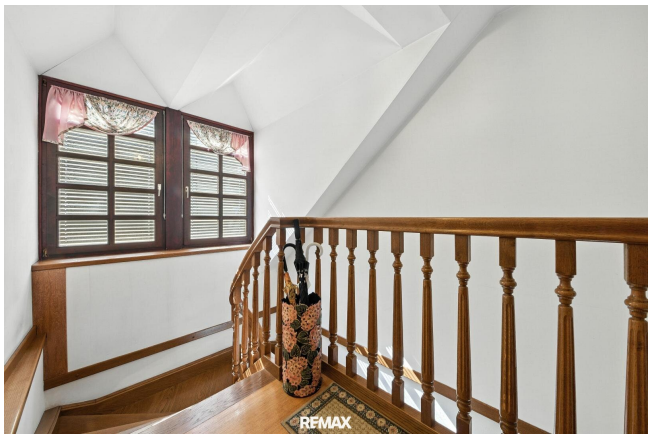







YOSEMITE
LOS ANGELES
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Dipl. Masseurin
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Objektbeschreibung

This 18th-century gem (first mentioned in the land register in 1750) is a dream property for lovers of old buildings. This historic gem captivates with its distinctive architectural features, its uniqueness and its central location. The property is located in a charming apartment building in a sought-after location in Krems' old town, a residential area with a modern, urban structure and cosmopolitan character. From the magnificent façade and the splendid staircase to the residential units themselves. Everything is in keeping with the classic old building! This property captivates with many details that make it a very special rarity on the housing market. A spacious floor plan, double doors and one of the most sought-after locations in Krems characterise this townhouse. The generous windows facing the courtyard and the well-tended garden give this special property a southern flair.

The spacious entrance hall, beautiful double doors and high ceilings create a very special atmosphere. The historic building fabric lends a unique charm, radiates warmth and ensures a unique living experience. The parquet flooring, which is probably as old as the property itself, adds a rustic touch and rounds off the offering. Here you will find everything your heart desires in an old building!

The property extends over four floors and is currently heated by district heating, gas and electricity. However, it is possible to connect the entire property to district heating. The current room layout comprises several living rooms and bedrooms, sanitary areas, flexible work zones, a charming wine cellar parlour, a living room and an inviting sauna area – and can of course be refined and redesigned according to your individual ideas. The property has been in the family for decades and has always been maintained with the utmost care, which is reflected in its current, exceptionally well-kept condition.

Floor space:
Ground floor: approx. 152.45 m²
First floor: approx. 160.47 m²
Second floor: approx. 111.90 m²
Attic: approx. 82.90 m² (converted in 1988)
Plot: approx. 475 m²

This historic 17th-century property, complemented by a modern loft conversion, impressively combines the charm of centuries past with contemporary living comfort. Nestled in a well-tended garden with a pool, you can enjoy a quiet, secluded location – far away from the hustle and bustle, yet with a unique interplay of history and modern living culture. The generous total living space of approx. 507 m² offers plenty of room for families and also makes it easy to entertain numerous guests in style. A true refuge for people who appreciate the extraordinary. Krems an der Donau is considered the gateway to the UNESCO World Heritage Site of Wachau. This charming and historic town, first mentioned in documents in 995 AD, combines history and modernity in a unique way.

Whether as a spacious retreat, separate living areas or prestigious business premises, this property can be flexibly and stylishly adapted to your individual wishes and requirements.

Today, Krems is a modern, cosmopolitan city with a special flair. It is no wonder that the historic old town attracts countless visitors every year and is considered a popular hotspot in the Wachau region.
The old town of Krems delights visitors with one of the longest and most beautiful promenades in Austria. Over 200 shops invite you to stroll and discover on 24,000 m². Charming, winding alleys, numerous cafés, restaurants and wine taverns, as well as an exceptionally high density of bakeries, confectioneries and patisseries, rightly make Krems the ‘sweetest city in Austria’ – a perfect destination for shopping, enjoyment and culture.

All information has been compiled with the utmost care. Figures may be rounded. Please do not hesitate to contact us to find out more about this unique property!

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

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Suchagent anlegen - https://remax-gold-1.service.immo/registrieren/de

Infrastruktur / Entfernungen

Gesundheit
Arzt <500m
Apotheke <500m
Klinik <500m
Krankenhaus <1.500m

Kinder & Schulen
Schule <500m
Kindergarten <500m
Universität <500m
Höhere Schule <1.000m

Nahversorgung
Supermarkt <500m
Bäckerei <500m
Einkaufszentrum <500m

Sonstige

Geldautomat <500m
Bank <500m
Post <500m
Polizei <500m

Verkehr
Bus <500m
Autobahnanschluss <2.000m
Bahnhof <500m
Flughafen <5.000m

Angaben Entfernung Luftlinie / Quelle: OpenStreetMap