Stunning Views over Lake Mondsee – 172 m² Maisonette with Holiday Home Designation



Ausblick

Objektnummer: 3075

Eine Immobilie von DIEMAKLEREI Immobilientreuhand GmbH

Zahlen, Daten, Fakten

Art:	Wohnung
Land:	Österreich
PLZ/Ort:	5310 St. Lorenz
Baujahr:	1980
Zustand:	Gepflegt
Möbliert:	Teil
Alter:	Neubau
Nutzfläche:	172,00 m²
Zimmer:	4,50
Bäder:	2
WC:	2
Balkone:	1
Terrassen:	1
Heizwärmebedarf:	E 139,00 kWh / m² * a
Gesamtenergieeffizienzfaktor:	F 3,50
Kaufpreis:	779.000,00 €
Kaufpreis / m²:	4.529,07 €
Betriebskosten:	217,00 €
USt.:	21,70 €

Provisionsangabe:

3% des Kaufpreises zzgl. 20% USt.

Ihr Ansprechpartner



Pino Reinhard Lux













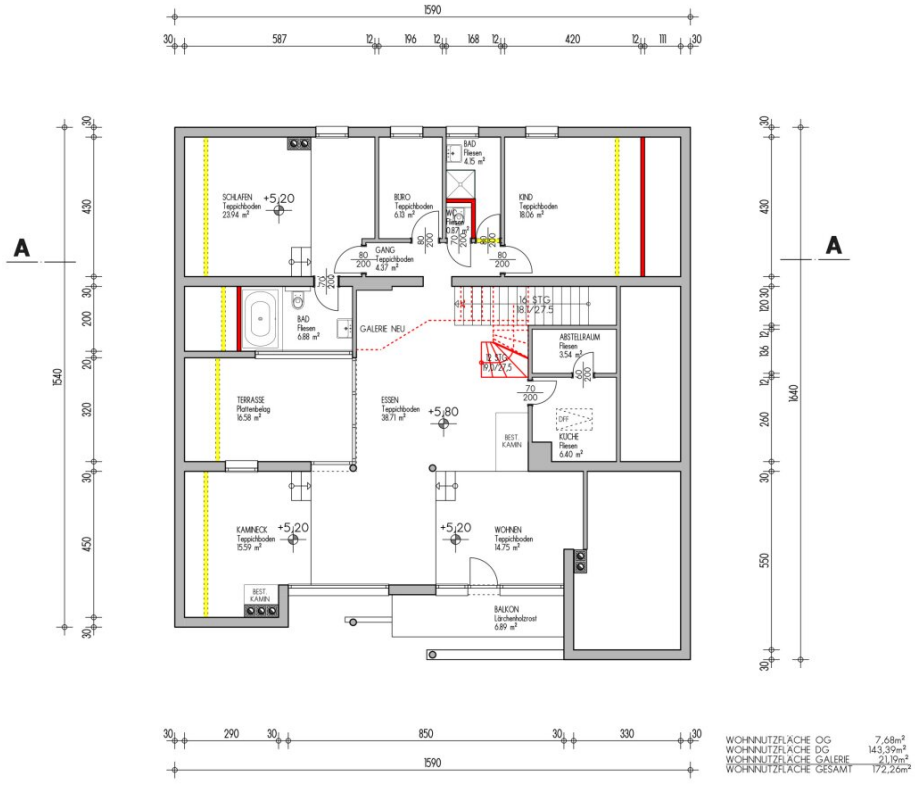






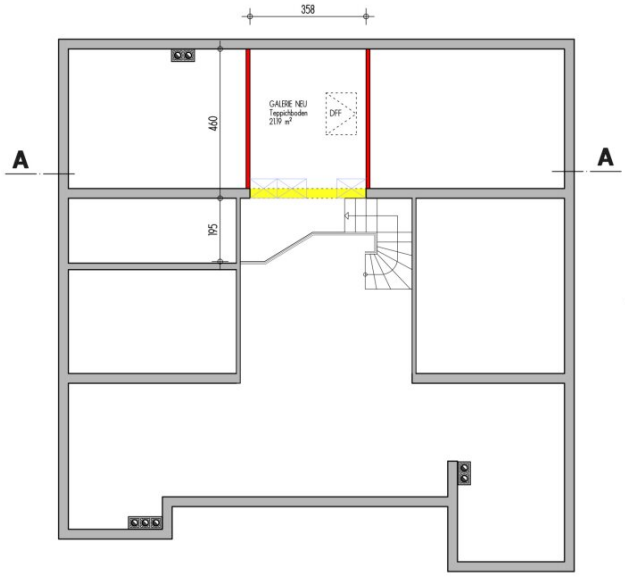


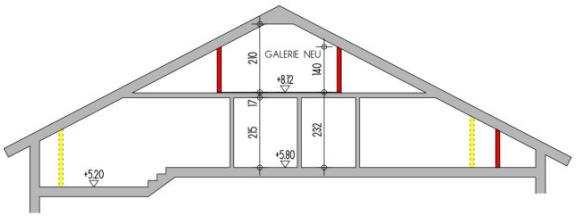




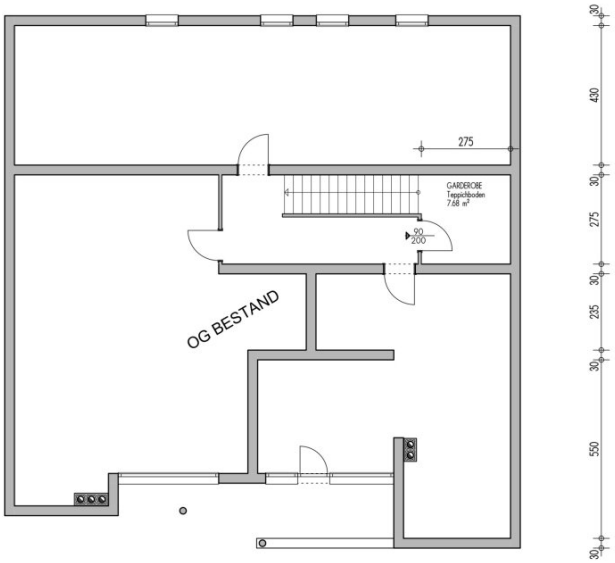
WOHNNUTZFLÄCHE OG	7,68m²
WOHNNUTZFLÄCHE DG	143,30m²
WOHNNUTZFLÄCHE GALERIE	21,10m²
WOHNNUTZFLÄCHE GESAMT	172,26m²

DACHGESCHOSS





GALERIE - SCHNITT A-A



OBERGESCHOSS

Objektbeschreibung

This unique **penthouse maisonette apartment** is situated in a beautiful setting in St. Lorenz, Upper Austria, just around **a 10-minute walk from the shores of Lake Mondsee**. From the approximately **17 m² terrace** and the living area, you can enjoy wonderful views across the lake, the surrounding mountains and the lush green landscape. It is no coincidence that the famous **Austrian Romantic Road** passes close to the village.

With a total floor area of approximately **172 m²**, the property offers everything you need to relax and enjoy quality time with family and friends. A combination of an open-plan living concept and three private rooms creates a unique atmosphere, enhanced by a **traditional tiled stove**, an **open fireplace** and an elegant **gallery**. The cosy character of the property is further accentuated by the **exposed wooden beams** in the living area.

Thanks to the large windows, the entire living space is wonderfully bright and opens onto the surrounding greenery. An additional **balcony** is also available. Conveniently located next to the kitchen, the **storage room** also features a **safe** for your valuables.

A particular highlight of the property is the **shared use of a sauna**. The Schwarzindien lakeside bathing area and two yacht clubs are located directly on **your own stretch of the lakeshore**.

The private grounds offer several **parking spaces** as well as **shared use of the garden**.

In addition to the two fireplaces, the property can be heated using **cost-effective night-storage heaters**.

The property benefits from the very rare **leisure/tourism residential designation** (similar to a second home), meaning that **registration as a primary residence is not required**.

In order to protect your rights, we can only respond to enquiries that include complete contact details (name, address, telephone number and e-mail address).

Before the expiry of the statutory 14-day cancellation period, we will be pleased to act on your behalf if you expressly instruct us to do so in accordance with the Austrian Distance and Outward Business Transactions Act (FAGG), most conveniently by e-mail.

If the purchase agreement is not concluded, our services will remain completely free of charge to you. Please note your statutory 14-day right of withdrawal pursuant to Section 11 FAGG.

Thank you!

Additional costs as detailed in the schedule of ancillary costs.

For the sake of completeness, we hereby inform you that, should you rent or purchase a property introduced by us, either personally or through a third party introduced by you, or in the event of mutual agreement of intent, we shall charge an estate agency commission of 3 gross monthly rents for commercial properties, 2 gross monthly rents for residential properties, or 3% of the purchase price, in each case plus statutory VAT (Fee Regulation for Real Estate Agents, Federal Gazette Nos. 262 and 297/1996).

This offer is non-binding and subject to change. The information provided is based on information and documents made available to us by the owner and/or third parties and is provided without guarantee. In all other respects, our general terms and conditions and the Regulation of the Federal Ministry for Economic Affairs on professional and operating rules for estate agents, Federal Gazette 297/96, shall apply.

All information contained in this offer is based on information and documents provided by the seller and has been prepared to the best of our knowledge. However, no guarantee can be given as to its accuracy or completeness.

Infrastruktur / Entfernungen

Gesundheit
Arzt <2.000m
Apotheke <2.000m
Klinik <6.000m

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

Nahversorgung
Supermarkt <500m
Bäckerei <2.000m

Sonstige
Bank <2.000m
Geldautomat <2.000m
Post <2.000m
Polizei <2.500m

Verkehr
Bus <500m
Autobahnanschluss <2.000m

Bahnhof <6.500m

Angaben Entfernung Luftlinie / Quelle: OpenStreetMap