Original Salzkammergut Villa with Private Lakeside Access and Additional Outbuilding



Bergblick

Objektnummer: 3072

Eine Immobilie von DIEMAKLEREI Immobilientreuhand GmbH

Zahlen, Daten, Fakten

Art:	Haus - Villa
Land:	Österreich
PLZ/Ort:	5310 St. Lorenz
Baujahr:	1898
Zustand:	Modernisiert
Alter:	Altbau
Wohnfläche:	300,00 m²
Zimmer:	10
Bäder:	2
WC:	2
Balkone:	3
Terrassen:	1
Stellplätze:	8
Garten:	700,00 m²
Kaufpreis:	2.700.000,00 €

Provisionsangabe:

3% des Kaufpreises zzgl. 20% USt.

Ihr Ansprechpartner



Pino Reinhard Lux

DIEMAKLEREI Immobilientreuhand GmbH
Taubstummengasse 6/2. Stock
1040 Wien


Virtually Staged


Virtually Staged


Virtually Staged


Virtually Staged


Virtually Staged



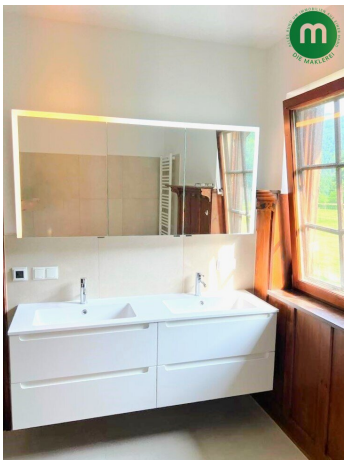






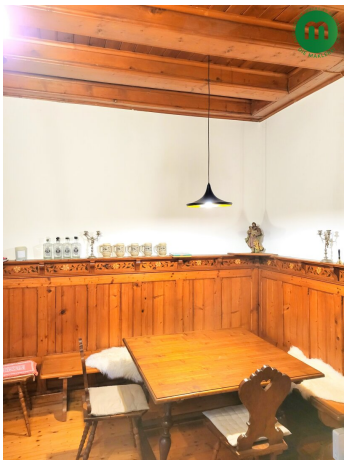
















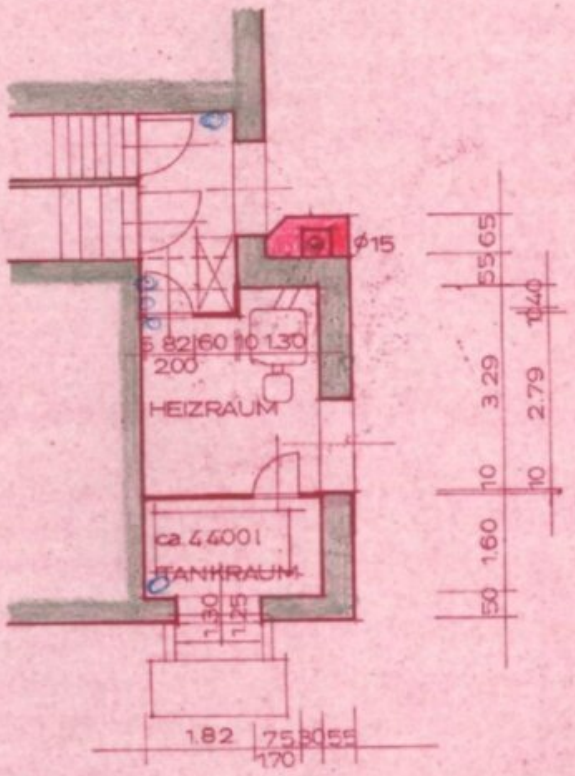




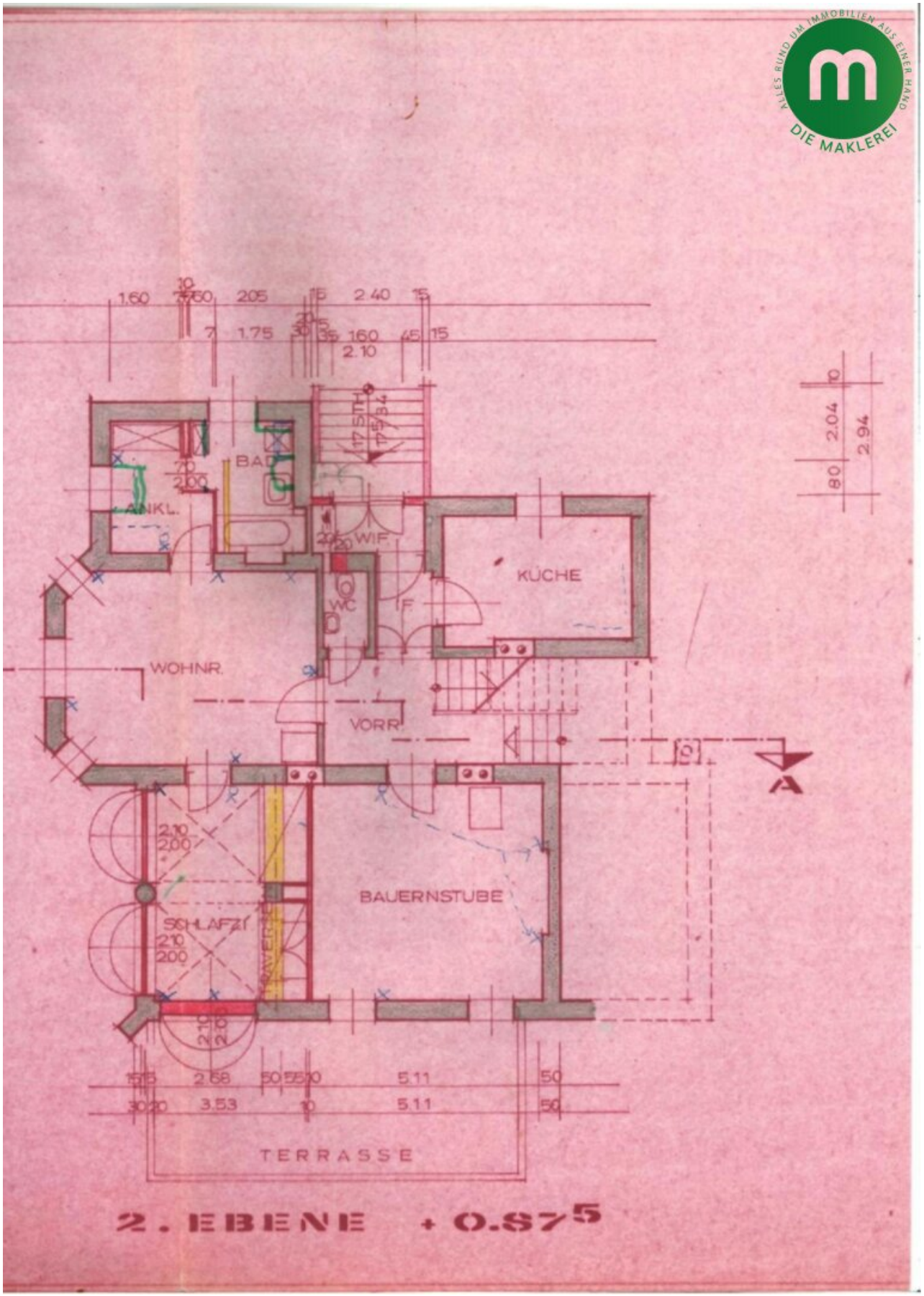


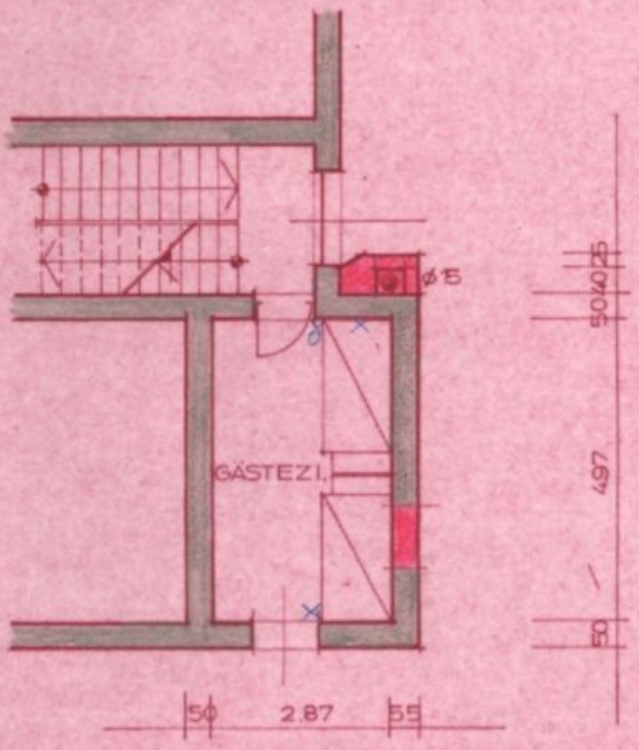




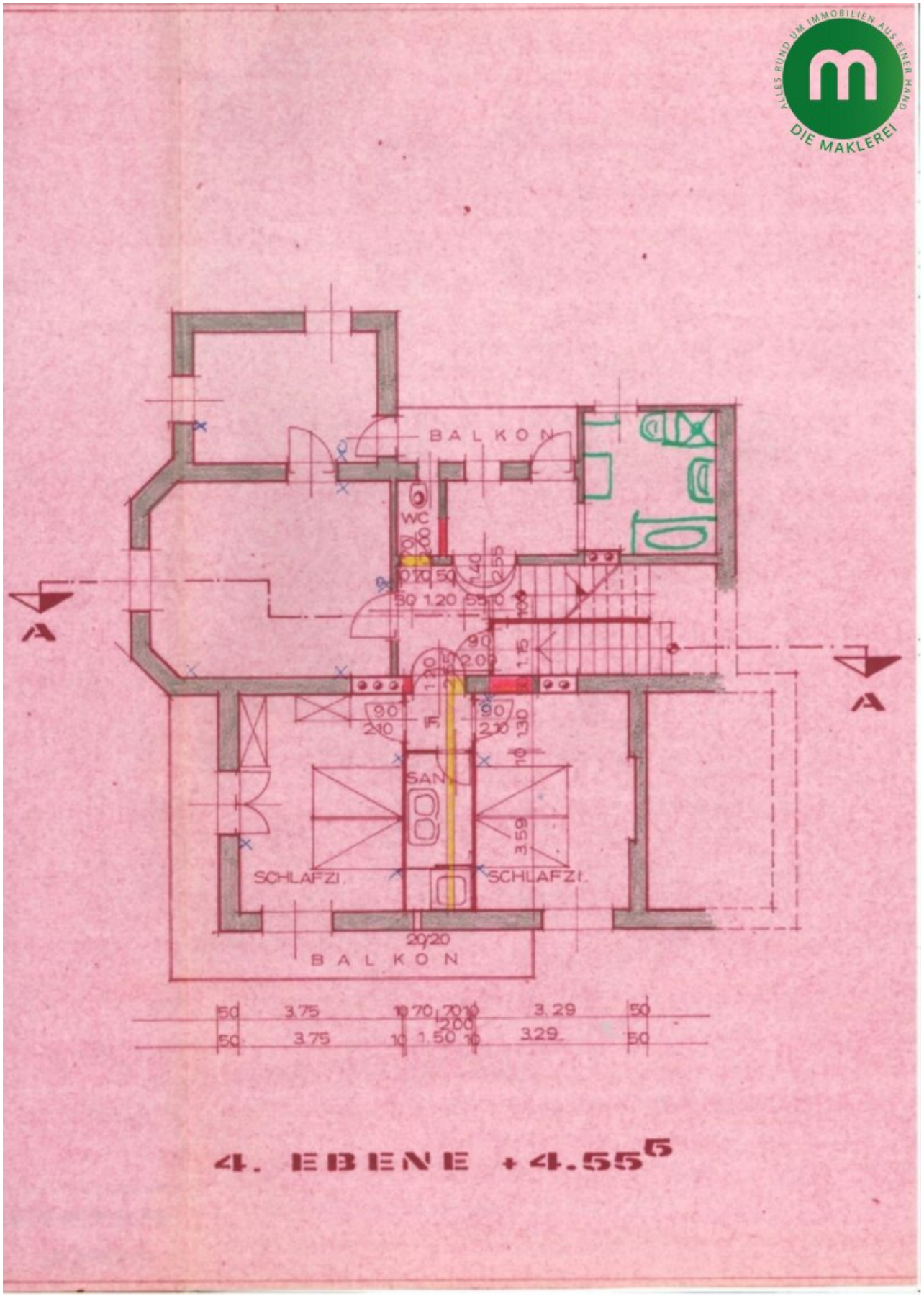

Ø15
5 82 60 10 130
200
HEIZRAUM
ca. 4400 l
TANKRAUM
130
75
55
65
140
329
279
10
10
160
50
182
75
30
55
170

1. EBENE ± 0.0


BAD
ANKL.
WIF.
KÜCHE
WC
F
WOHNR.
VORR.
A
BAUERNSTUBE
SCHLAFZ.
TERRASSE
2.04
2.94
2. EBENE + 0.875

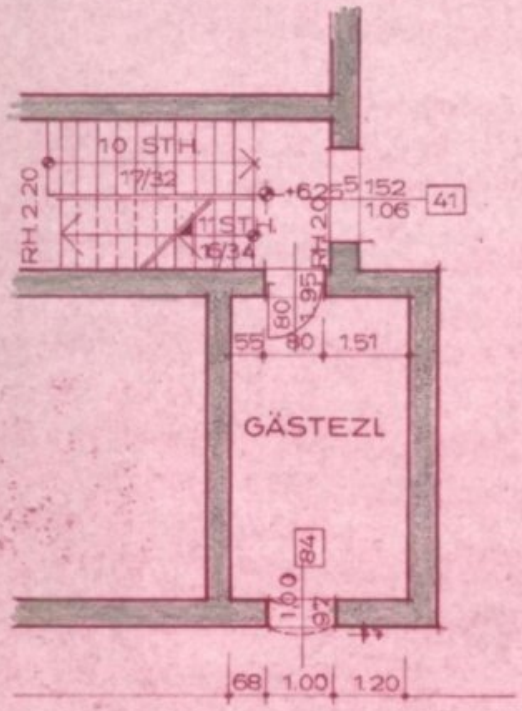


3. EBENE + 2.79[5]



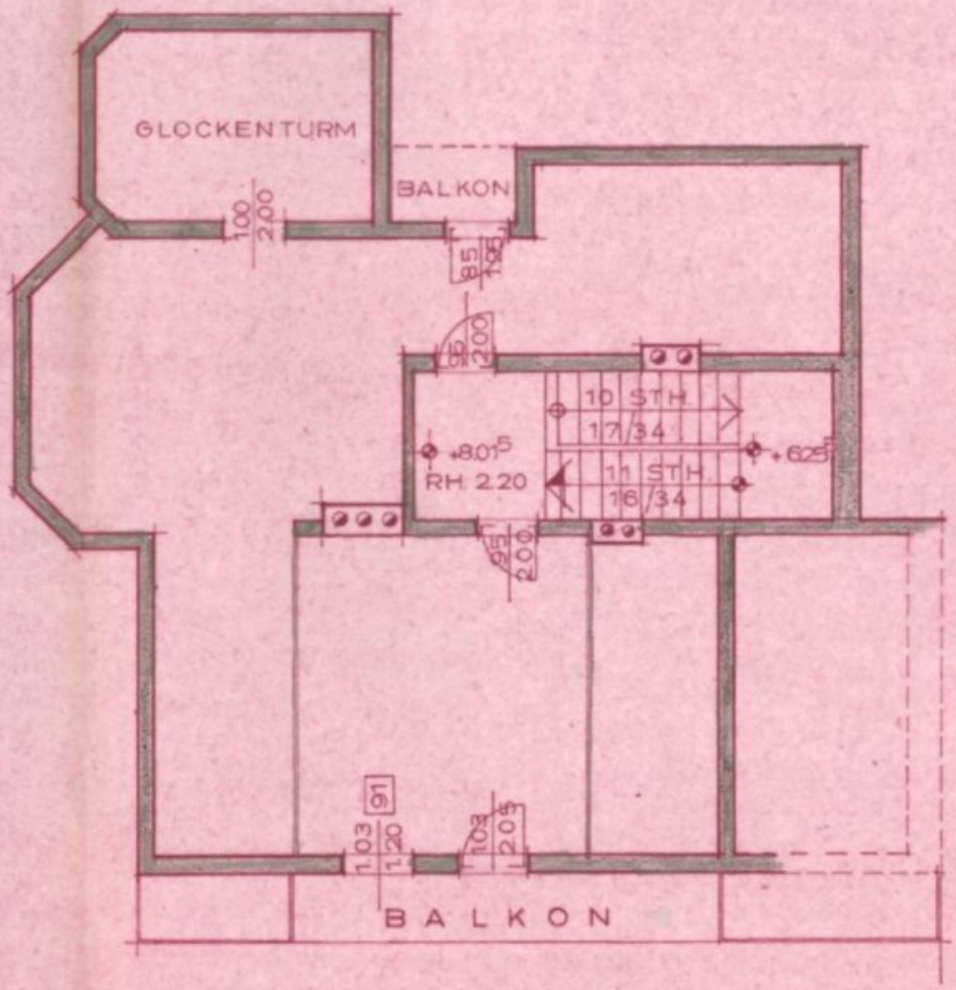
4. EBENE +4.55

ALLES RUND UM IMMOBILIEN AUS EINER HAND
DIE MAKLEREI

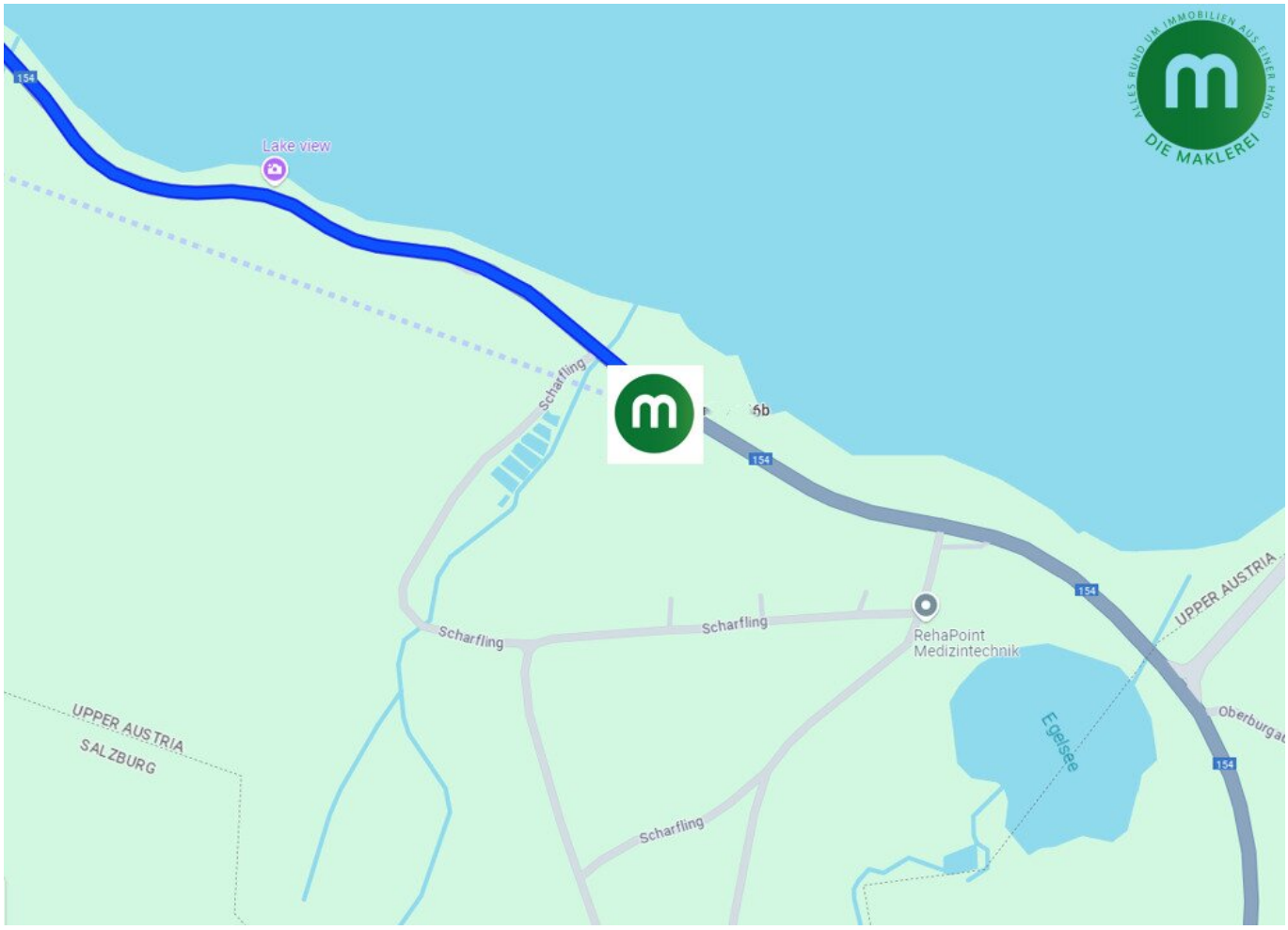


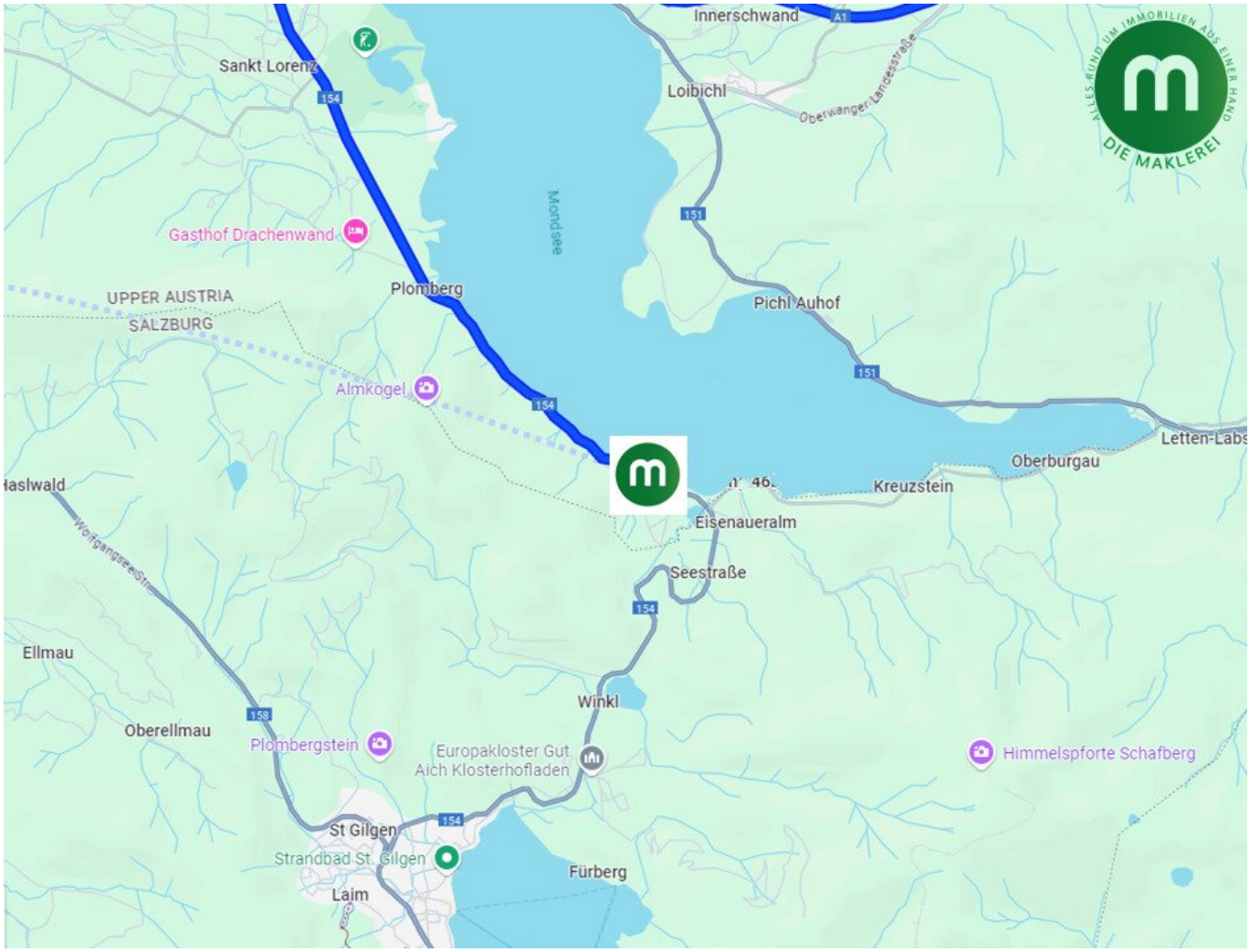
5. EBENE + 6.25

ALLES RUND UM IMMOBILIEN AUS EINER HAND
DIE MAKLEREI


GLOCKENTURM
BALKON
100
200
85
185
90
200
10 STH
17/34
+8.01⁵
RH 2.20
11 STH
16/34
+6.25
65
206
91
103
120
103
205
BALKON

6. EBENE + 8.01⁵


Lake view
154
Scharfling
6b
154
Scharfling
Scharfling
RehaPoint
Medizintechnik
154
UPPER AUSTRIA
UPPER AUSTRIA
SALZBURG
Egelsee
Scharfling
154


Innerschwand
A1
Sankt Lorenz
154
Loibichl
Oberwanger Landesstraße
Mondsee
151
Gasthof Drachenwand
Plomberg
UPPER AUSTRIA
SALZBURG
Pichl Auhof
Almkogel
Oberburgau
Kreuzstein
Eisenaueralm
Seestraße
Ellmau
Winkl
158
Oberellmau
Plombergstein
Europakloster Gut
Aich Klosterhofladen
Himmelspforte Schafberg
St Gilgen
Strandbad St. Gilgen
Fürberg
Laim
DIE MAKLEREI

Objektbeschreibung

This wonderful, classic villa with an additional outbuilding on Lake Mondsee offers direct access to the lake through a share in a lakeside property, together with the highly sought-after holiday home designation.

Generous rooms welcome you on the ground floor, including **two reception rooms**, while the adjoining **loggia** provides a lovely space for relaxing and unwinding. A small **home office** offers a dedicated area for working from home, complemented by a **fully fitted, modern kitchen**. Completing this level are a **luxurious bathroom and separate WC**. Both a main entrance and a secondary entrance provide access to the ground floor.

A **spacious bedroom** occupies the first half-floor, making it ideal for guests or family members.

The first floor comprises **three generous bedrooms**, two of which enjoy **access to a balcony** with wonderful views. An additional **small room** offers flexibility and can be adapted to suit individual requirements. A **further bathroom and separate WC** provide additional comfort.

Another **bedroom** can be found on the second half-floor, offering an ideal retreat for guests or family members.

Further living space awaits on the second floor, which features another **room with balcony**. Above, the **attic** offers considerable potential for conversion, allowing future owners to realise their own ideas and create additional living space. In total, the villa currently provides approximately **300 m² of living space**.

Surrounded by an approximately **700 m² garden**, the property offers generous outdoor space with beautiful views. The garden is ideal for gardening, family activities, entertaining or simply enjoying the peaceful surroundings.

Directly opposite the villa, across the road, lies the **lakeside property**, which extends to approximately **340 m²**. The purchase includes a **2/8 ownership share** in this highly desirable lakeside plot.

A **versatile additional outbuilding** provides further useful space, while ample **parking facilities** accommodate several vehicles.

Set in one of Austria's most popular holiday regions, the villa enjoys an exceptional location for exploring the Salzkammergut. **Lake Wolfgang (approx. 5 km), Lake Fuschl (approx. 12 km), Lake Attersee (approx. 9 km)** and St. Lorenz are all within a short drive.

Due to its distinctive façade, **Villa Lehman is a listed historic building**. The Austrian Federal

Monuments Authority (**BDA**) is described as cooperative and understanding in its dealings concerning the property.

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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.

Aufgrund einer gesetzlichen Ausnahme besteht keine Verpflichtung zur Vorlage eines Energieausweises.

Wir weisen darauf hin, dass zwischen dem Vermittler und dem zu vermittelnden Dritten ein familiäres oder wirtschaftliches Naheverhältnis besteht.

Infrastruktur / Entfernungen

Gesundheit
Arzt <4.500m
Apotheke <4.500m

Kinder & Schulen
Schule <3.500m
Kindergarten <4.000m
Universität <7.000m

Nahversorgung
Supermarkt <4.500m
Bäckerei <4.500m

Sonstige
Bank <4.500m
Geldautomat <4.500m
Post <7.000m
Polizei <4.500m

Verkehr
Bus <500m
Autobahnanschluss <4.500m
Bahnhof <500m

Angaben Entfernung Luftlinie / Quelle: OpenStreetMap