

PRESTIGIOUS LIVING IN A MODERN VILLAGE AREA!



Objektnummer: 3814_365

Eine Immobilie von RE/MAX GOLD

Zahlen, Daten, Fakten

Art:	Haus - Einfamilienhaus
Land:	Österreich
PLZ/Ort:	2011 Sierndorf
Baujahr:	ca. 2016
Zustand:	Gepflegt
Möbliert:	Teil
Wohnfläche:	236,00 m ²
Nutzfläche:	160,00 m ²
Zimmer:	8,50
Bäder:	4
WC:	4
Balkone:	1
Terrassen:	2
Stellplätze:	5
Heizwärmebedarf:	B 39,00 kWh / m ² * a
Gesamtenergieeffizienzfaktor:	A 0,87
Kaufpreis:	899.000,00 €
Infos zu Preis:	

Verhandlungsbasis

Provisionsangabe:

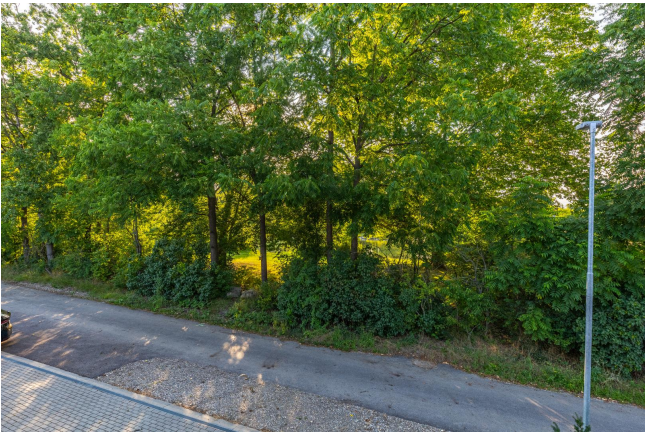
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Ihr Ansprechpartner

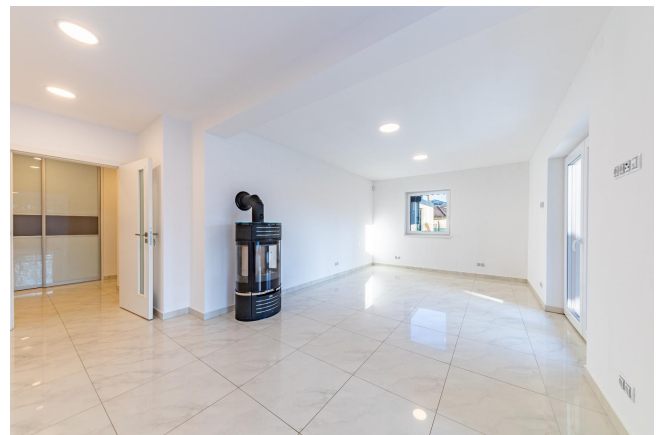






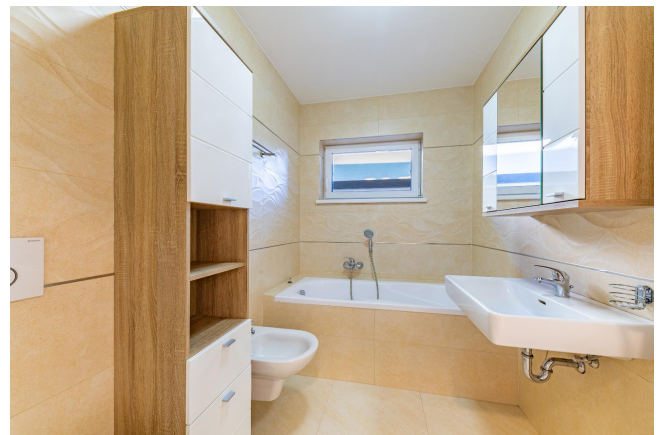




























Objektbeschreibung

We are exclusively offering a first-class, detailed and partially furnished property with a double garage in a modern residential estate in Sierndorf. This as-new property impresses with a combination of subtle luxury, spaciousness and harmonious material, colour and lighting concepts. This exclusive domicile is characterised by classic architecture, a flexible and versatile range of rooms and furnishings with fine materials, technical refinements and numerous amenities. The result is an exquisite residence in Sierndorf that combines cosiness and maximum comfort. The property has several spacious terraces and a sunny garden. The detailed furnishings testify to excellent taste and a particular awareness of quality. Valuable customised fixtures and fittings provide an enormous amount of storage space; the customised kitchens on both floors are also a highlight. The floor plan offers impressive spaciousness, family-friendliness and at the same time ideally organised privacy on approx. 236 m² of living space and approx. 60 m² of double garage as well as approx. 626 m² of land. The living space is currently divided into 6 bedrooms, 2 living room/kitchen areas, 4 bathrooms, 4 toilets, several storage rooms, spacious hallways and entrance area. Connections (electricity, water and heating) are separate for each residential unit. The basement has direct access from the main entrance and from the garage. The double garage and the utility room are also located on this floor. The spacious, modern living/dining area with open-plan kitchen invites you to linger. The living area with cosy seating and the large fireplace invites you to socialise. There are also three bedrooms, a walk-in wardrobe, two bathrooms and two toilets on this floor. A pleasant staircase leads to the 2nd living level with an open gallery that could be used as a reading or relaxation area. A house with a gallery creates light, space and freedom. On the light-flooded upper floor, you can enjoy a spacious living/dining area with an open-plan kitchen and cooking island. Upon entering this unique space, you will immediately notice the high-quality furnishings and the impressive ceiling height. A modern kitchen with dining area and the successful room layout in this area create a pleasant atmosphere. The centrepiece of the property is the light-flooded living/dining room with a cosy fireplace and access to the surrounding sun terrace with various seating options that invite you to linger. The spacious teak terrace, which is accessible from the living room, offers a panoramic view of the surrounding landscape. Watching the sunset here in the evening makes for relaxed and romantic evenings for both newlyweds and the whole family. Also on this floor you will find the master bedroom with walk-in wardrobe as well as two further bedrooms, two more bathrooms and two toilets. The careful selection of materials and the design of the fittings and furnishings are perfectly emphasised by the optimal room layout. The combination of solid and timber construction, with particular attention to carefully executed efficient sound and heat insulation and the use of flawless building materials, crowns the superb living comfort. The modern and sun-drenched property is heated by water-heated underfloor heating, and living room fireplaces on both floors round off our offer perfectly. A furniture redemption in the amount of € 50,000.00 is payable to the owner. HIGHLIGHTS: Sun protection / electric venetian blinds & shutters Electric skylights Marble floor alarm system Water heat pump, underfloor heating Double garage Spacious terraces on both floors 2 kitchens with AEG brand appliances 4 bathrooms, 4 toilets Sierndorf is characterised by its proximity to the capital city of Vienna and

the combination of a quiet location and good infrastructure. Sierndorf is located at the south-western end of the district of Korneuburg. The property is located in a modern residential area. The excellent transport links, the location in the countryside and the good infrastructure make Sierndorf a community worth living in close to Vienna. In Sierndorf there is a kindergarten, a primary school, a group practice, an orthopaedist, a Nah & Frisch, a butcher, a country inn and a bank. There is also a railway station here, which takes you to Vienna Floridsdorf in around 30 minutes. If this property meets your requirements, please contact us for further information and to arrange your personal appointment! Here awaits your living happiness, an impressive property and a unique city would like to welcome you.

Angaben
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Erfordernis:
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Haben wir Ihr Interesse geweckt? Dann zögern Sie nicht und kontaktieren Sie Jasmina Ibrahimbegovic, MBA von RE/MAX GOLD! Wir sind Ihre Immobilienexperten und freuen uns schon auf Sie.