

**e COUNTRY ESTATE WITH OLD MILL - RETREAT WITH
MANY POSSIBILITIES OF USE**



Objektnummer: 4760/448

Eine Immobilie von Per.Fact Immo E.U.

Zahlen, Daten, Fakten

Art:	Land und Forstwirtschaft - Sonstige Landwirtschaftsimmobilien
Land:	Österreich
PLZ/Ort:	8330 Leitersdorf im Raabtal
Zustand:	Teil_vollrenovierungsbed
Alter:	Altbau
Wohnfläche:	350,00 m ²
Nutzfläche:	1.900,00 m ²
Gesamtfläche:	219.404,00 m ²
Heizwärmebedarf:	E 156,00 kWh / m ² * a
Gesamtenergieeffizienzfaktor:	E 2,80
Kaufpreis:	3.000.000,00 €
Provisionsangabe:	

3% des Kaufpreises zzgl. 20% USt.

Ihr Ansprechpartner



Barbara Reithofer

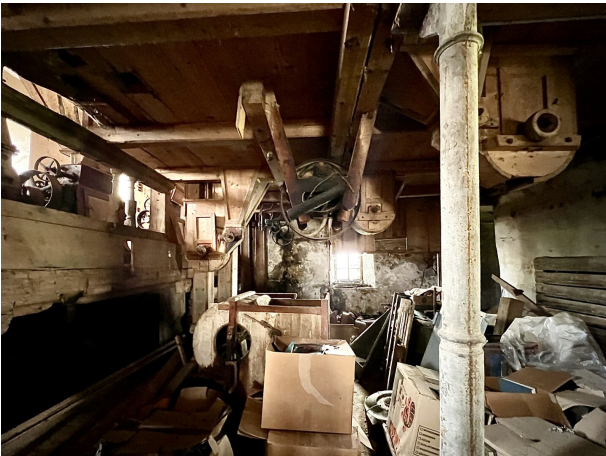
Per.Fact Immo E.U.
Kaunitzgasse 9/5-6
1060 Wien

T +43 664 847 56 56

Gerne stehe ich Ihnen für weitere Informationen oder einen Besichtigungstermin zur

























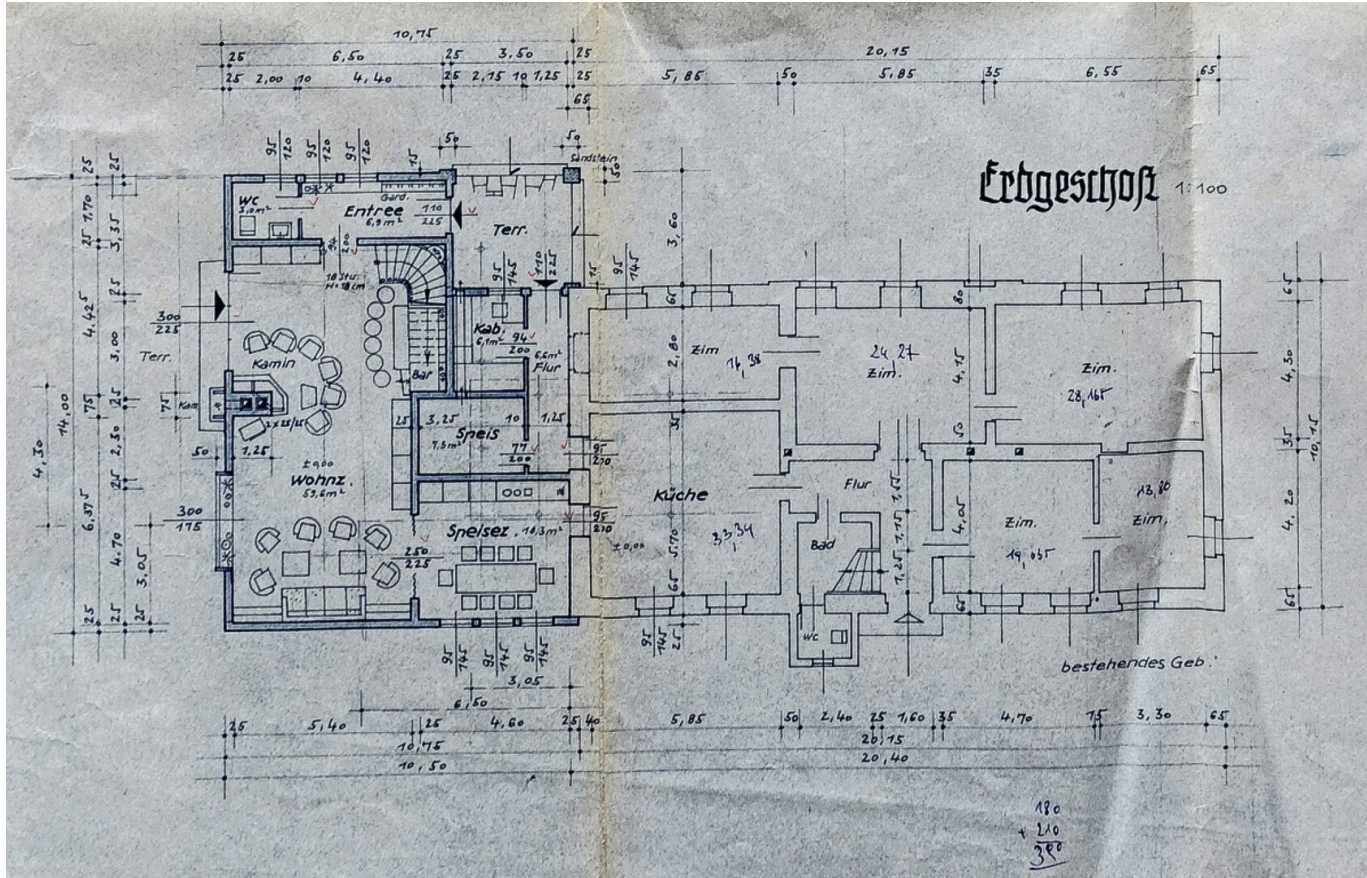


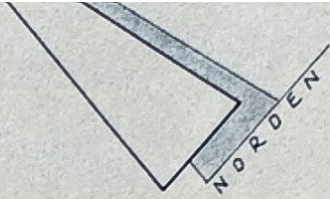




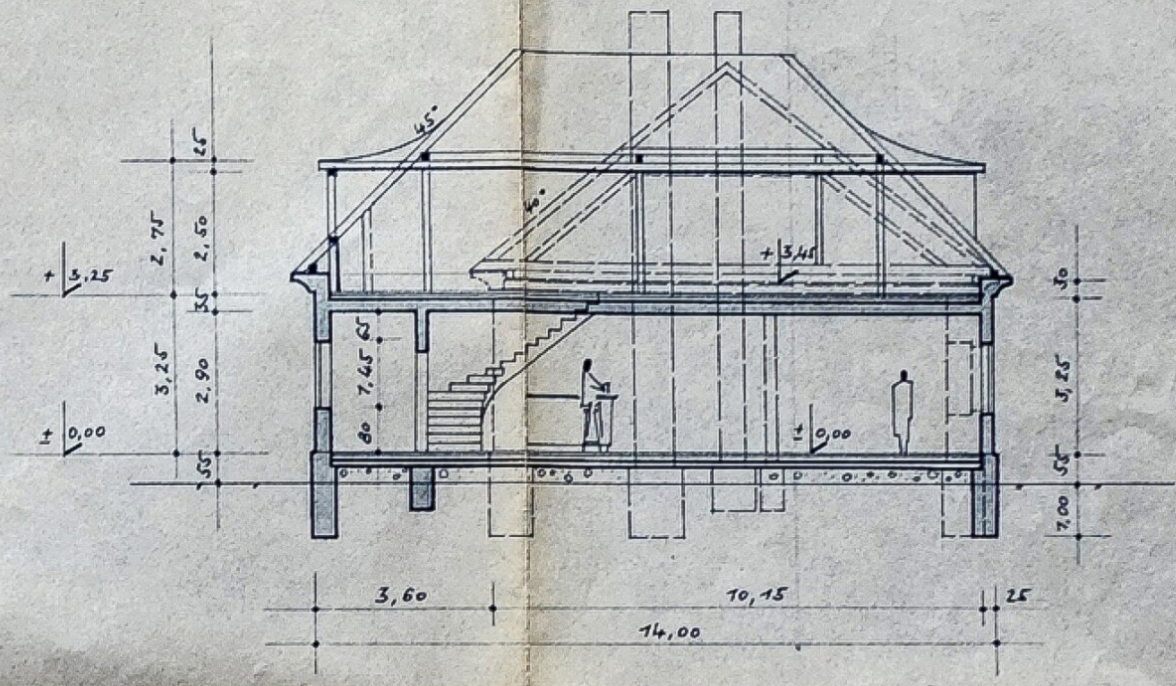




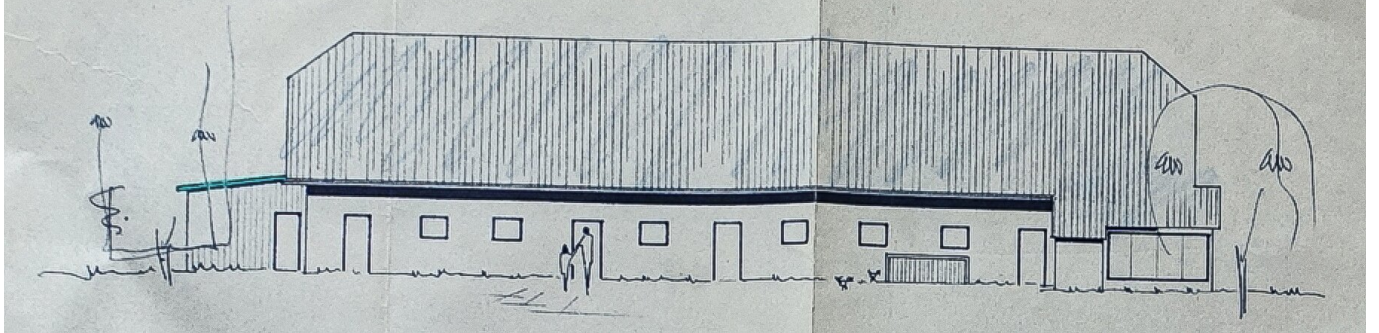




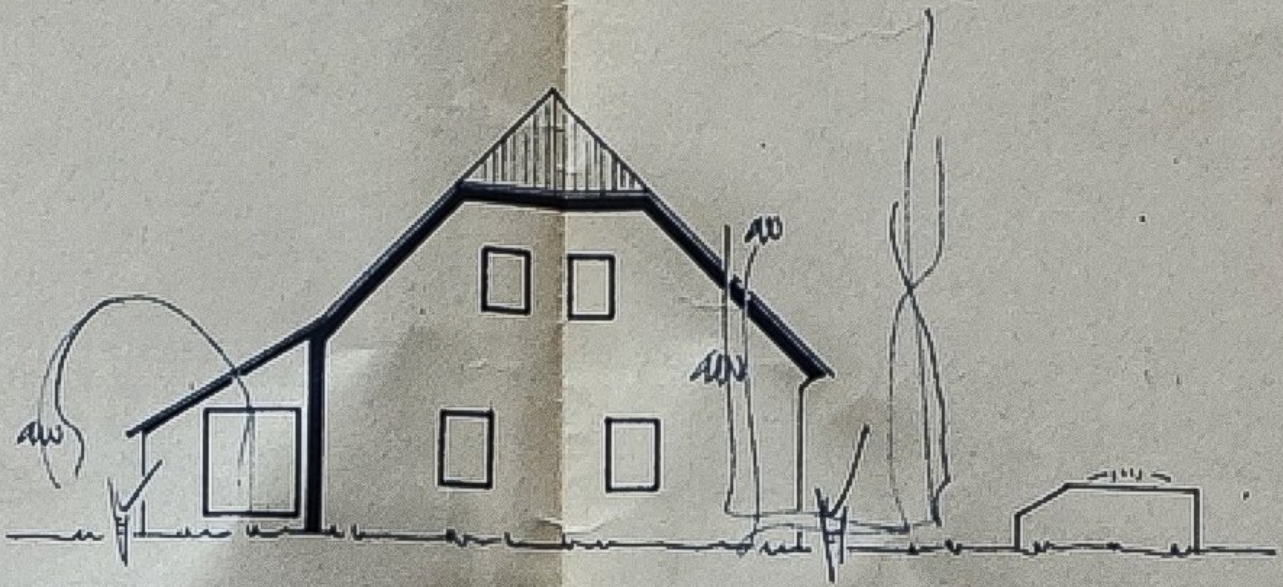
Schnitt 1:100



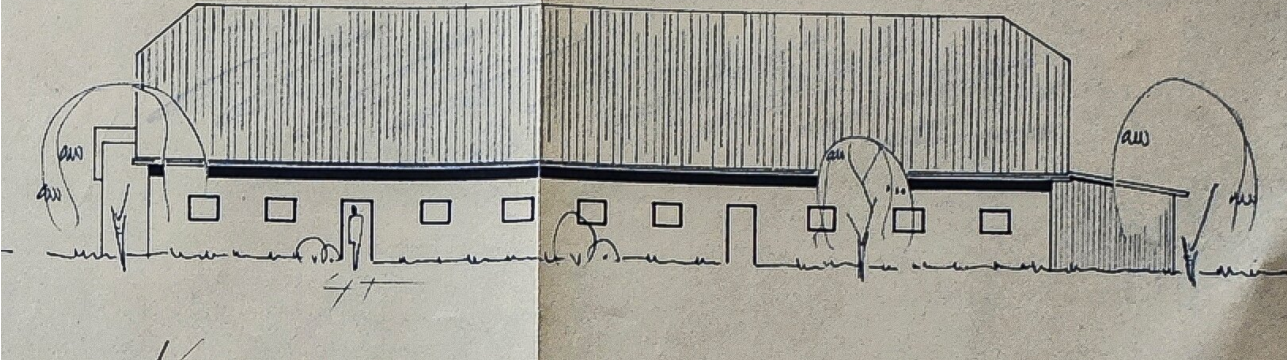
Stallgebäude 1 : Südansicht 1:200



Ostansicht



Nordansicht



Objektbeschreibung

The place on which the impressive property stands can be described as romantic!
The old mill exudes the peace and elegance of bygone times and is waiting to be kissed awake.

The old solidity and elegance of the old residents can still be felt in the house.

THE BUILDINGS:

The year of construction of the historic mill building cannot be determined. The origin is believed to be in the 14th century.

The massive outer walls protect several floors, which still contain the components of the old mill. These mill constructions and extensions are made of wood and impress with their aesthetically pleasing design.

The mill is one of the oldest Raab mills and was owned by the Trautmannsdorff family.

Mill operations ceased around 1950.

There is also no reliable information about the year of construction for the old part of the house. In 1970 it was expanded and is now divided into a ground floor and an attic.

The impressive building was constructed using solid construction and covered with Eternit shingles. There are several individual stoves in the house and there is an open fireplace in the living room.

The house is heated with oil.

The stables were probably built in their current form between 1966 and 1968. The building was constructed of solid construction and was single-story.

The boiler is currently housed here, but horses, sheep or other animals would be happy.

The triangular courtyard / farm building was mainly used as a shelter for vehicles and equipment. In this spacious building you will also find a horse stable with two marble troughs. This building was also constructed using solid construction and a single storey.

All buildings show a significant need for maintenance and renovation.

Likewise, all parts of the building can be used for different types of use.

USABLE AREAS:

	living space	Usable area
residential building	ca. 350 m ²	
mill		ca. 900 m ²

stables	ca. 430 m ²
Triangular courtyard/commercial building	ca. 374 m ²

The properties are NOT listed!

AGRICULTURAL LAND:

The agricultural areas are contiguous, but are divided into different properties. Some of these are in the district of Leitersdorf/Feldbach and some are in the municipality of Lödersdorf. The dedications are to fields, gardens, forests, meadows and embankments (on the Raab). Except for the bank embankment, these properties are almost flat and are therefore very easy to manage.

The fields were leased until recently and can be worked by the new owner immediately after purchase.

REACHABILITY:

Feldbach city center can be reached in about 10 minutes by car. A nearby specialist market center offers shopping opportunities with all important goods - including groceries. An inn within walking distance enjoys an excellent reputation for its good cuisine. There is also a small shop with everyday goods in nearby Lödersdorf (15 minutes walk).

The area has a good infrastructure with schools, kindergartens and public transport.

INFRASTRUCTURE:

Access to the property is via private land.

The buildings are connected to the public supply network for electricity and wastewater as well as telecommunications.

The water is supplied via an artesian well located on the property, which is 70 meters deep.

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

Der Vermittler ist als Doppelmakler tätig.

Infrastruktur / Entfernungen

Gesundheit

Arzt <1.500m

Apotheke <2.500m

Klinik <9.000m

Krankenhaus <5.000m

Kinder & Schulen

Schule <4.000m
Kindergarten <1.500m
Universität <9.000m
Höhere Schule <9.000m

Nahversorgung

Supermarkt <1.000m
Bäckerei <3.500m
Einkaufszentrum <4.000m

Sonstige

Bank <3.000m
Geldautomat <3.000m
Post <4.500m
Polizei <5.000m

Verkehr

Bus <1.000m
Bahnhof <1.000m

Angaben Entfernung Luftlinie / Quelle: OpenStreetMap