

Gars am Inn

## A residential oasis in nature: Stylish living with plenty of space and pure nature

Property ID: 24338030-01



PURCHASE PRICE: 596.000 EUR • LIVING SPACE: ca. 171,66 m<sup>2</sup> • ROOMS: 6 • LAND AREA: 771 m<sup>2</sup>

Property ID: 24338030-01 - 83536 Gars am Inn

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## At a glance

|                      |                                       |
|----------------------|---------------------------------------|
| Property ID          | 24338030-01                           |
| Living Space         | ca. 171,66 m <sup>2</sup>             |
| Roof Type            | Gabled roof                           |
| Rooms                | 6                                     |
| Bedrooms             | 4                                     |
| Bathrooms            | 2                                     |
| Year of construction | 1996                                  |
| Type of parking      | 1 x Outdoor parking space, 1 x Garage |

|                       |                                                                           |
|-----------------------|---------------------------------------------------------------------------|
| Purchase Price        | 596.000 EUR                                                               |
| Commission            | Käuferprovision beträgt 3,57 % (inkl. MwSt.) des beurkundeten Kaufpreises |
| Condition of property | Well-maintained                                                           |
| Equipment             | Terrace, Guest WC, Garden / shared use, Built-in kitchen, Balcony         |

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## Energy Data

|                                |            |                                                      |                           |
|--------------------------------|------------|------------------------------------------------------|---------------------------|
| Energy Source                  | Oil        | Energy Certificate                                   | Energy demand certificate |
| Energy certificate valid until | 13.01.2035 | Final Energy Demand                                  | 155.40 kWh/m²a            |
| Power Source                   | Oil        | Energy efficiency class                              | E                         |
|                                |            | Year of construction according to energy certificate | 1996                      |

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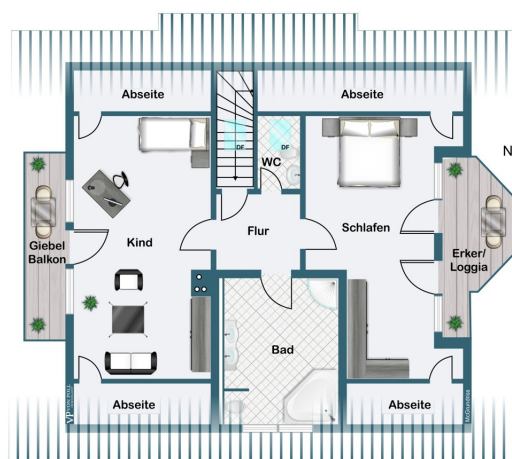
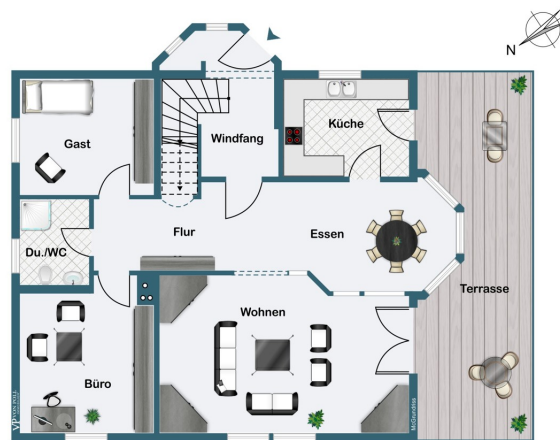
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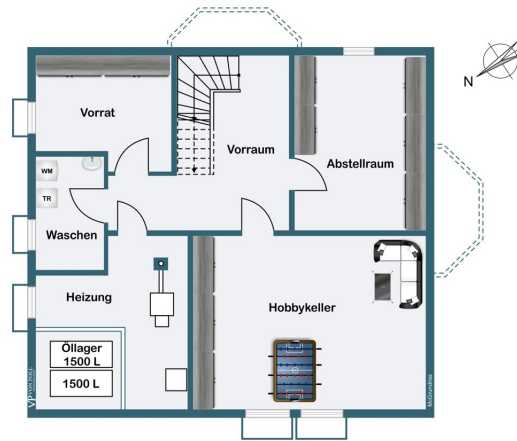
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## Floor plans





This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

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## A first impression

A family idyll close to nature: Stylish living with plenty of space and unspoiled nature. This charming detached house is situated on a quiet residential street on the green outskirts of Gars and offers a living area of almost 172 m<sup>2</sup> on a generous plot of approximately 771 m<sup>2</sup>. The immediate proximity to the wooded surroundings ensures an idyllic and peaceful location – ideal for families and nature lovers who appreciate a harmonious retreat with good transport links. The house itself was built by the renowned company SchwörerHaus and impresses with its high-quality hybrid construction: The basement and the double garage with a basement are constructed using solid concrete, while the above-ground structure is built using modern and energy-efficient timber frame construction.

Architecturally, the house boasts a well-thought-out and spacious layout with a total of six rooms, including two small and two large bedrooms, as well as two modern bathrooms. Ground floor: The elegant entrance area with a bay window, practical cloakroom, and vestibule welcomes you warmly. From here, you can access the spacious ground floor or, via a staircase, the first floor. The open-plan living and dining area impresses with a stylish room divider that visually separates the spaces without compromising the open concept. The separate kitchen adjoins the light-filled bay window, which serves as a dining area, and offers direct access to the sunny south-facing terrace. Bathed in sunshine throughout the day and offering a magnificent view of the surrounding greenery, this terrace invites you to spend relaxing hours outdoors. The terrace can also be accessed directly from the tastefully furnished living area. A modern shower room with a guest WC, as well as two further rooms that offer versatile uses, complete the ground floor layout. Upstairs: On the upper floor, you will find a particularly large children's room of approximately 27 m<sup>2</sup>, which offers the added comfort of its own balcony. The equally spacious master bedroom ensures rest and tranquility. Here, too, there is a private balcony on the bay window with a large window front that provides plenty of light and a pleasant atmosphere. The master bathroom is also impressive in its size and comfort and, along with a separate WC, completes the living space on the upper floor. Basement and Exterior: The fully-basemented house offers ample usable space: a large hobby room, a storage room, a laundry and pantry room, and the boiler room leave nothing to be desired. The spacious double garage, which also has a basement, offers not only space for vehicles but also room for a small workshop or additional storage. A garden shed on the western property line provides extra storage space and is ideal for garden tools or small garden parties. The lovingly landscaped garden surrounding the house invites you to play, relax, and create your own green oasis. Conclusion – A Home for Well-being and Slowing Down: With its natural setting, peaceful surroundings, and generous living space, this detached house is the perfect place for families or anyone

seeking a stylish home surrounded by nature. We invite you to discover all the details and potential of this charming property and arrange a non-binding viewing appointment with us. As a first step, please send us a written inquiry (via the real estate portal, our website, or by email) including your complete contact details. We look forward to hearing from you!

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## All about the location

Die malerische Marktgemeinde Gars am Inn, eine der größten Flächengemeinden im Landkreis Mühldorf am Inn, liegt idyllisch im Herzen Oberbayerns. Sie grenzt im Süden an den Landkreis Rosenheim und im Südosten an den Landkreis Traunstein, was sie zu einem attraktiven Wohnort in unmittelbarer Nähe zur Natur macht.

Gars am Inn ist reich an kulturellen Sehenswürdigkeiten, darunter die beeindruckende Klosterkirche der Redemptoristen mit ihrer eigenen Klostergärtnerei sowie die Klosterkirche in Au am Inn. Ein weiteres Highlight ist die Innwerksiedlung, die den Charme der Region unterstreicht. Der beliebte Innradweg, der durch die Gemeinde verläuft, zieht jährlich zahlreiche Radfahrer an und bietet hervorragende Möglichkeiten für Freizeitaktivitäten in der Natur.

Mit etwa 4.000 Einwohnern verfügt Gars am Inn über eine gute Infrastruktur. Die Gemeinde ist mit zwei Supermärkten ausgestattet, die die Bewohner mit frischen Lebensmitteln versorgen. In der Grund- und Hauptschule werden neben dem Hauptschulabschluss auch M-Züge angeboten, die den Schülern den Weg zur mittleren Reife eröffnen. Das Kinderhaus St. Antonius bietet eine liebevolle Betreuung für Kinder im Alter von 0 bis 6 Jahren in Krippen- und Kindergartengruppen.

Für eine aktive Gemeinschaft sorgen zahlreiche Vereine, darunter ein Sportverein, Musik- und Gospelvereine sowie Eltern-Kind-Gruppen und verschiedene Nachmittagstreffe. Diese Vielfalt an Freizeitangeboten ermöglicht es Jung und Alt ihre Hobbys in einem geselligen Umfeld zu pflegen.

Verkehrstechnisch ist Gars am Inn optimal angebunden. Die eingleisige Bahnstrecke Rosenheim–Mühldorf durchquert das Gemeindegebiet, mit den Haltepunkten Gars-Bahnhof und Mittergars. Darüber hinaus kreuzen sich im Ort die Staatsstraße 2352 und die von der Bundesstraße 12 kommende Staatsstraße 2353, wodurch die Städte Haag in Oberbayern (ca. 10 Minuten) und Mühldorf (etwas über 20 Minuten) schnell zu erreichen sind.

Wer die Balance zwischen ländlichem Charme und der Nähe zur pulsierenden Großstadt sucht, findet in Gars am Inn die ideale Umgebung. Die naturnahe Lage am Alpenfluss Inn bietet nicht nur eine hohe Lebensqualität, sondern auch alle Annehmlichkeiten für ein harmonisches Wohnen, Arbeiten und Leben.

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## Other information

Es liegt ein Energiebedarfsausweis vor.

Dieser ist gültig bis 13.1.2035.

Endenergiebedarf beträgt 155.40 kwh/(m<sup>2</sup>\*a).

Wesentlicher Energieträger der Heizung ist Öl.

Das Baujahr des Objekts lt. Energieausweis ist 1996.

Die Energieeffizienzklasse ist E.

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## Contact partner

For further information, please contact your contact person:

Dany-Alexander Kessler

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Katharinenplatz 8, 84453 Mühldorf am Inn

Tel.: +49 8631 - 99 00 290

E-Mail: [muehldorf@von-poll.com](mailto:muehldorf@von-poll.com)

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