

Vorchdorf / Mühlthal

Charming house with a large plot of land on the edge of the forest near the Alm River

Property ID: SL588

VERKAUFT



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PURCHASE PRICE: 415.000 EUR • LIVING SPACE: ca. 102 m² • LAND AREA: 1.681 m²

Property ID: SL588 - 4655 Vorchdorf / Mühlital

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At a glance

Property ID	SL588	Purchase Price	415.000 EUR
Living Space	ca. 102 m²	Commission	3% vom Kaufpreis zzgl. 20% Ust.
Roof Type	Gabled roof	Construction method	Solid
Year of construction	1970	Equipment	Fireplace

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Energy Data

Type of heating	Central heating	Year of construction	1970
Energy Source	Oil	according to energy	
Energy certificate	09.10.2032	certificate	
valid until			
Power Source	Oil		
Energy information	At the time of preparing the document, no energy certificate was available.		

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A first impression

This quiet property is located on the edge of a residential area in the market town of Vorchdorf, which has approximately 7,745 inhabitants and belongs to the district of Gmunden. The detached house was built in 1970 and is ready for immediate occupancy, however, several renovations are required. The roof was replaced around 2008, and with a new staircase, the attic can be converted to approximately 60 m² of living space. The kitchen is about 20 years old and, like the oil heating system in the basement, is still fully functional. A small pond is located in the garden. The existing wooden windows with roller shutters are double-glazed and were installed in 1994. The approximately 102 m² ground floor can be converted into two rooms of approximately 46 m² and 53 m², thanks to the existing load-bearing walls. The generous plot of land, measuring 1681 m², offers ample space and faces south. This special location on the edge of the forest and near the Alm River allows for a wide range of design options, such as: - Construction of at least 2 residential units - New construction of a single-family house - Redesign of an existing home using the basement or ground floor - Renovation of the existing building - Individual garden design. The property can be handed over at any time.

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Details of amenities

- Großer Vorraum inkl. Aufgang zum DG
- Küche, 4 Zimmer, WC, Bad
- DG ausbaubar auf ca. 60 m²
- Terrasse ca. 28 m²
- Keller ca. 56 m², Garage ca. 21,5 m², Freiplätze (4x)
- Radiatoren in allen Räumen, Rollläden bei allen Fenstern, Fliesen- und Laminatböden
- Kamin, Kanal- und Telefonanschluss, kein Ortswasseranschluss
- Wasser mittels eigenen Brunnens, die Anschlussgebühren für die Ortswasserleitung sind bezahlt und somit kann bei Bedarf angeschlossen werden.

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All about the location

Die beiden Flüsse Laudach und die Alm passieren von Süden her das Gemeindegebiet Vorchdorf. Die Alm ist der Abfluss des Alm Sees nördlich des Toten Gebirges und durchfließt das Almtal, weiter und mündet in die Traun.

Ein kleiner Spaziergang (ca. 500m) durch den ca. 12ha großen Wald und schon haben sie einen direkten Zugang zum Fluss Alm. Dieses Naherholungsgebiet liegt direkt vor der Haustüre.

Die Autobahn A1 im Norden liegt ca. 1100 m Luftlinie entfernt, durch den angrenzende Wald und das Augebiet der Alm sind dadurch keine Lärmbelastungen vorhanden.

- Öffentliche Verkehrsmittel (Bahnhof) ca. 3200m
- Einkaufsmöglichkeiten ca. 3000m
- Krabbelstube & Kindergarten ca. 800m
- Volks- und Mittelschule ca. 3000m

- Zentrum Vorchdorf ca. 3000m
- Almtalbad Vorchdorf ca. 3200m
- Autobahnanschluss ca. 3,7 km
- Bezirkshauptstadt Gmunden ca. 17 km
- Landeshauptstadt Linz ca. 53 km

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Contact partner

For further information, please contact your contact person:

Dipl. Ing. (FH) Thomas Fleischanderl

Schmidtorstraße 4, A-4020 Linz

Tel.: +43 732- 77 83 98

E-Mail: Linz.at@von-poll.com

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