

Sattledt

Attractive two-family house with a large sunny garden

Property ID: IN111

VERKAUFT



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PURCHASE PRICE: 595.000 EUR • LIVING SPACE: ca. 252 m² • LAND AREA: 1.147 m²

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At a glance

Property ID	IN111	Purchase Price	595.000 EUR
Living Space	ca. 252 m²	Commission	3% vom Kaufpreis zzgl. 20% Ust.
Roof Type	Gabled roof	Construction method	Solid
Bedrooms	10	Equipment	Terrace, Fireplace, Built-in kitchen, Balcony
Year of construction	1990		

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Energy Data

Type of heating	Underfloor heating	Energy Certificate	Energy demand certificate
Energy certificate valid until	08.04.2034	Year of construction according to energy certificate	1990
Power Source	Air-to-water heat pump		

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A first impression

This attractive two-family house is located in a quiet residential area outside Sattledt. The location offers an ideal combination of rural tranquility and convenient access to the infrastructure of the surrounding towns. Built in 1990, the house boasts a total living area of 252 m², spread over two floors with separate living units. In addition, there is a full basement, a double garage, and ample storage space above the garage. Each unit offers plenty of space with five rooms, a kitchen, a bathroom (shower and bathtub), and a separate WC, ensuring privacy and independence. The upper floor offers some flexibility in terms of layout. The fitted kitchen, dining room, and cloakroom can be purchased separately. Over the years, the property has been updated to meet current technical standards, from insulation to the installation of an air-source heat pump (2022) and a fiber optic connection. The spacious basement provides room for hobby rooms, a sauna, or a fitness area. The generous double garage, accommodating two vehicles and featuring an inspection pit, is accessible from inside the house. On the upper floor above the garage, there is an additional storage space of approximately 45 m², with connections for electricity and underfloor heating. The large paved driveway offers parking for at least four vehicles. The property encompasses a generous 1147 m² and features a sunny garden, perfect for relaxing outdoors. Here you can host a barbecue with family and friends or simply enjoy the picturesque surroundings. A robotic lawnmower takes care of mowing the lawn, leaving you time for a refreshing dip in the existing pool (5.5 m diameter). The 30 m³ septic tank can be used for garden irrigation after the installation of a rainwater pump. See for yourself and take our virtual 360° tour. The property is scheduled for handover in mid-2025.

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Details of amenities

- Grundstück 1147 m²
- Kellergeschoss ca. 126 m²
- Erdgeschoss ca. 126 m²
- Obergeschoss ca. 126 m²
- Jeweils 5 Zimmer Erd- und Obergeschoss
- Garage ca. 46 m² mit Montagegrube (ca. 6x1m)
- Stauraum oberhalb Garage ca. 45 m², Anschlüsse Strom & Fußbodenheizung sind vorhanden
- Westseite mit Eternit vertäfelt
- Terrasse ca. 21 m²
- Balkon ca. 5 m²
- Blech-Aufstellpool Ø5,5m (ca. 0,5m eingegraben)
- Einfahrtsbereich ca. 65 m² (gepflastert)
- Kachelofen im EG
- Einrichtung Küche, Diele, Esszimmer
- Solnhofer Naturstein (teilweise im EG & OG)
- Parkettboden (teilweise im EG & OG)
- OG: Küche, Ess- und Wohnzimmer nur Estrich
- Holzfenster (Erdgeschoss)
- Alu-Kunststoff (Obergeschoss)
- Rollläden
- Kachelofen im EG
- Luft-Wärme-Pumpe (2022)
- Fußbodenheizung (EG & OG)
- Heizkörper (KG+EG+OG vorhanden, jedoch nicht aktiv)
- 30 m³ Senkgrube kann für Regenwasser verwendet werden
- Kanal, Strom, Wasser, Glasfaserkabel
- Kellerdecke 2021 und Dachboden 1996 & 2022 gedämmt (8cm Styropor, 10cm Glaswolle)

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All about the location

Die Liegenschaft befindet sich in einer ruhigen, zentralen Wohnsiedlung im Ortsteil Oberhart, westlich der A1 Richtung Steinerkirchen an der Traun gelegen.

- Kindergarten ca. 1600m
- Bus für die Kindergarten-Kinder direkt in der Siedlung
- Volks- und Mittelschule ca. 1600m
- Öffentliche Verkehrsmittel ca. 450m
- Einkaufsmöglichkeiten ca. 1500m

- Bahnhof Sattledt (Almtalbahn) ca. 1500m
- Autobahnanschluss ca. 1000m

- Wels ca. 11km
- Linz ca. 38km
- Flughafen Hörsching ca. 31km

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Contact partner

For further information, please contact your contact person:

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