

Neumarkt im Mühlkreis

# Modern country house in a secluded location with magnificent views

Property ID: KF367

VERKAUFT



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**PURCHASE PRICE: 1.700.000 EUR • LIVING SPACE: ca. 300 m<sup>2</sup> • ROOMS: 5 • LAND AREA: 5.444 m<sup>2</sup>**

**Property ID: KF367 - 4212 Neumarkt im Mühlkreis**

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## At a glance

|                      |                        |
|----------------------|------------------------|
| Property ID          | KF367                  |
| Living Space         | ca. 300 m <sup>2</sup> |
| Roof Type            | Gabled roof            |
| Rooms                | 5                      |
| Bedrooms             | 4                      |
| Bathrooms            | 4                      |
| Year of construction | 2022                   |

|                       |                                       |
|-----------------------|---------------------------------------|
| Purchase Price        | 1.700.000 EUR                         |
| House                 | Farmhouse                             |
| Subject to commission | Yes                                   |
| Condition of property | Like new                              |
| Construction method   | Solid                                 |
| Equipment             | Terrace, Guest WC, Fireplace, Balcony |

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## Energy Data

|                                |                    |
|--------------------------------|--------------------|
| Type of heating                | Underfloor heating |
| Energy certificate valid until | 24.02.2032         |

|                                                      |                           |
|------------------------------------------------------|---------------------------|
| Energy Certificate                                   | Energy demand certificate |
| Year of construction according to energy certificate | 2022                      |

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## A first impression

The country house enjoys a picturesque, secluded location, far from the hustle and bustle of the city and surrounded by unspoiled nature, lending the property a unique living ambiance for discerning individuals. The idyllic setting offers absolute peace and privacy. The expansive terraces invite you to enjoy magnificent views of the surrounding countryside and provide the perfect place for relaxing hours outdoors. The farmhouse, originally built in 1920, was completely rebuilt in 2022 and transformed into a charming country house. Lovingly designed, it boasts a generous 300m<sup>2</sup> of living space and is surrounded by a magnificent 5444m<sup>2</sup> plot. Upon entering the house, you are immediately enveloped by a feeling of tranquility and elegance. The spacious living area offers ample room for social gatherings and relaxation. On the ground floor, the open-plan, light-filled kitchen, dining, and living area connects the east- and west-facing terraces. The 60m<sup>2</sup> west-facing terrace provides plenty of space for entertaining family and friends. The modern kitchen is a true dream for amateur chefs, featuring high-quality appliances, stylish countertops, and a range cooker. A WC and a guest room with its own bathroom and WC are also located on the ground floor. Three bedrooms, each with its own elegant bathroom and WC, are spread across the upper floor to ensure comfort and privacy for every resident. The panoramic view from the balcony of the 40m<sup>2</sup> master bedroom is breathtaking. One of the two 25m<sup>2</sup> bedrooms has access to a 70m<sup>2</sup> roof terrace, which could potentially be converted into a conservatory. Due to the zoning regulations for residential buildings in the greenbelt area, the original structure of the farmhouse had to be incorporated. The renovation and expansion included a new floor plan, windows, facade, and all electrical, plumbing, and heating installations. The partial reuse of the existing solid stone construction and the addition of an interior brick wall create a pleasant indoor climate on the ground floor. A 1950s brick wall was added to the stone construction for the upper floor. The exterior walls on the ground floor are up to approximately 0.8 meters thick, and those on the upper floor approximately 0.5 meters. The house has undergone a complete technical upgrade; the Loxone smart home bus system connects all components, including the wood chip heating system, solar thermal system, and photovoltaic system with storage. Utilities such as sewage (private wastewater cooperative) and fiber optic cable are available, and water comes from a private spring (water pressure is generated by gravity). The spacious garage offers room for a vehicle and additional storage space for tools and garden equipment. A particular highlight of this property is the newly constructed horse stable, built using concrete and wood. The attention to detail and high-quality materials extend to this area as well. There is ample space for two horses, and three paddocks (two owned and one leased) are just a few meters away. Daily rides in the countryside are therefore easily accessible. Converting the horse stable into a garage or carport is possible. This lovingly designed country house is a true gem nestled in nature, offering its residents a unique living environment with modern

comforts. Thanks to its high-quality furnishings, secluded location, and breathtaking views, this property perfectly fulfills the desire for exclusive country living. **PURCHASE OPTION:** Purchase option for two plots of land in the surrounding countryside with a total area of 11,125 m<sup>2</sup>. Transfer of ownership will take place by arrangement.

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## Details of amenities

- Grundstück 5444 m<sup>2</sup> inkl. Einfriedung
- Wohnfläche (EG+OG) 300m<sup>2</sup>
- Behinderten- und Rollstuhlgerecht
- EG: Vorzimmer (2x), Wohn-Essbereich, Küche, WC, Schlafzimmer mit eigenem Bad, Hauswirtschaftszimmer
- OG: Vorzimmer, Schlafzimmer (3x) mit je einem Bad & WC, Büro
- 60 m<sup>2</sup> Terrasse im EG
- 70 m<sup>2</sup> Terrasse im OG
- 7,3 m<sup>2</sup> Balkon
- Hochwertige, moderne Einbauküche mit Tischherd (Kamin-Anschluss)
- Garage 30 m<sup>2</sup>, 6x Freiplätze
- Heizraum & Lagerraum Hackschnitzel, gesamt ca. 24 m<sup>2</sup>
- Erdkeller ca. 11 m<sup>2</sup>
- Stallung & Miststätte ca. 37 m<sup>2</sup> (für 3 Pferde möglich), Güllegrube ca. 15 m<sup>3</sup>
- Fußbodenheizung (EG + OG + Garage)
- Raffstores/Rollläden
- Fenster & Türen mit Fliegengitter
- Smart Home für Licht, Heizung & Jalousien
- Zentrale Staubsaugeranlage
- Satelliten-Anlage
- WLAN im gesamten Haus, LAN-Verkabelung möglich
- Hackschnitzelheizung Fröling 25 kW mit 30 m<sup>3</sup> Bunker & 1500 L Pufferspeicher
- Photovoltaik-Anlage 13,12 kWp inkl. 13 kW Speicher
- Solaranlage 15,3 m<sup>2</sup> für Nutz- und Heizwasser
- Kanal (private Abwassergenossenschaft)
- Wasserversorgung mittels eigener Quelle, Wasserdruck durch Gefälle

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## All about the location

Das Objekt befindet sich in der Marktgemeinde Neumarkt im Mühlkreis und gehört somit zum politischen Bezirk Freistadt. Das Gemeindegebiet umfasst 26 Ortschaften mit einer Einwohnerzahl von ca. 3200.

Die Liegenschaft gehört zur Ortschaft „Stiftung“, Neumarkt im Mühlkreis liegt auf 632 m Höhe, die Liegenschaft selbst auf 800 m Höhe. Die Gesamtfläche beträgt rund 47 km<sup>2</sup> und mehr als ein Drittel der Fläche ist bewaldet und fast sechzig Prozent werden landwirtschaftlich genutzt.

- Öffentliche Verkehrsmittel (Bushaltestelle) ca. 2000 m
- Ottenschlag im Mühlkreis ca. 2,3 km
- Neumarkt im Mühlkreis ca. 12 km
- Bahnhof Freistadt ca. 12 km
  
- Anschluss Schnellstraße S10 (weiter zu A7) ca. 14 km
- Freistadt ca. 15 km
- Linz ca. 31 km
- Wien ca. 214 km



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## Contact partner

**For further information, please contact your contact person:**

**Dipl. Ing. (FH) Thomas Fleischanderl**

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