

Traun

Spacious detached house with a lovingly designed garden

Property ID: NH039

VERKAUFT

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Property ID: NH039 - 4050 Traun

- At a glance
- The property
- Energy Data
- A first impression
- Details of amenities
- All about the location
- Contact partner

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At a glance

Property ID	NH039	Purchase Price	585.000 EUR
Roof Type	Gabled roof	Commission	3% vom Kaufpreis zzgl. 20% Ust.
Bedrooms	5	Construction method	Prefabricated components
Bathrooms	2	Usable Space	ca. 165 m ²
Year of construction	1991	Equipment	Terrace, Sauna, Fireplace, Built-in kitchen, Balcony

Property ID: NH039 - 4050 Traun

Energy Data

Type of heating	Central heating	Energy Certificate	Energy demand certificate
Energy certificate valid until	09.07.2034	Year of construction according to energy certificate	1991
Power Source	Gas		

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A first impression

This spacious detached house is situated in a quiet yet central location in the town of Traun. This high-quality Wolf prefabricated home impresses with its well-designed layout, cozy conservatory, and beautifully landscaped garden. It's an inviting home for families seeking comfort and quality living. The generous living space, with its four bedrooms and large heated attic, offers ample room for a family, a home office, or a hobby room. A wood-burning stove provides cozy warmth in the open-plan living and dining area and kitchen during the winter months. The adjoining conservatory is the perfect place to enjoy relaxing moments and the outdoors year-round. The house, conservatory, and garden also offer wonderful space and design possibilities for larger and smaller gatherings, as well as visits from family and friends. The large conservatory and covered terrace create a harmonious connection to the expansive garden. The lovingly landscaped grounds, complete with a biotope and a dedicated, heated pavilion for the olive tree, invite you to enjoy nature, and there's even plenty of space for a future swimming pool. Another highlight of this property is the spacious basement with a sauna area, a cozy cellar room, and ample space for additional storage or a workshop. An external staircase provides direct access to the garden. The double garage offers plenty of space for two vehicles, and the lockable driveway provides a safe play area for children. The detached house is situated in a quiet and family-friendly neighborhood. Shops for daily needs, schools, and public transportation are easily accessible on foot or by bicycle. The proximity to the Traun River offers a natural setting and invites you to enjoy relaxing hours outdoors, such as walks, bike rides, and other leisure activities. The energy performance certificate is currently being prepared. The owner will commission a professional to paint the wooden structures facing the garden (loggia, posts, etc.).

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Details of amenities

- Grundstück 1050 m²
- Kellergeschoss ca. 101 m²
- Erdgeschoss ca. 73 m² (Küche, 2 Zimmer, Bad, WC)
- Dachgeschoss ca. 59 m² (3 Zimmer, Bad, WC)
- Dachboden (über Garage, beheizt) ca. 33 m²
- Wintergarten ca. 30 m²
- Loggia ca. 9,5 m²
- Terrasse ca. 42 m² (überdacht)
- Garage ca. 34 m², 2 Fahrzeuge
- Einfahrtsbereich ca. 62 m² (gepflastert)
- Einbauküche
- Kaminofen im Erdgeschoss
- Infrarotkabine im Kellergeschoss
- Stüberl im Kellergeschoss
- Außen-Abgang zu Keller (überdacht)
- Pavillon für Olivenbaum (im Winterbeheizt)
- Biotop inkl. Umwälzpumpe (10m², Tiefe ca. 1m)
- Fliesenboden (Diele-EG, Küche, Bad, WC, Kellergeschoss)
- Parkettboden (Gang-OG, Wohn-, Ess-, Schlaf- und Kinderzimmer, Büro)
- Holz-Alu-Fenster
- Rollläden, teilweise Insektenschutzgitter
- Radiatoren (KG & EG & DG)

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All about the location

Die Liegenschaft befindet sich in einer ruhigen Wohnsiedlung im Ortsteil St. Martin der Stadtgemeinde Traun und in unmittelbarer Nähe zum Naherholungsgebiet der Trauner Au bzw. des Traun-Flusses.

- Gabler Spielplatz ca. 600 m
- Kindergarten ca. 300 m
- Volks- und Mittelschule ca. 500 m
- Einkaufsmöglichkeiten ca. 1000 m
- Öffentliche Verkehrsmittel (Bahnhof St. Martin) ca. 500 m

- Autobahnanschluss ca. 3,5 km
- Flughafen Hörsching ca. 7 km

- Traun-Radweg R4 ca. 800m
- Naherholungsgebiet zum Spazieren (Trauner Au) ca. 900m

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Contact partner

For further information, please contact your contact person:

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