



Hauserhof: Timeless Elegance in an Idyllic Alpine Setting

Property no. **2674**

GENERAL

The magnificent "Hauserhof" is situated on the sunny valley side in an elevated and idyllic location. The history of this estate dates back to 1747 when it was built as a farmhouse in Westendorf. With careful craftsmanship, the original beams were dismantled, processed, and rebuilt at its current location using the latest construction techniques and technologies.

LAYOUT

The layout of the Hauserhof is generously designed, offering versatile usage for residents and guests. The entrance welcomes visitors with a distinct style characterized by noble materials and light wood, skillfully capturing the original character of farmhouses. A spacious living room with a typical farmhouse oven invites relaxation and offers splendid views of the surrounding landscape.

The kitchen is fully equipped and can be integrated or separated as needed, providing flexibility in usage. Wide sun terraces, a balcony facing the valley, and a lush garden surround the living areas, offering ample space for relaxation and enjoyment outdoors.

Upstairs, there are additional bedrooms, each with its own bathroom, and a spacious dressing room in the master area. A notable feature is the expansive living space with a cozy lounge, a bar, and a balcony spanning three sides of the house, providing a unique vista.

The lower level continues to offer versatile usage options, including a cozy cinema, a professionally equipped fitness room, and a wellness area with a pool, sauna, and steam bath. The layout of the Hauserhof has been thoughtfully designed to accommodate individual needs and lifestyles.

AMENITIES

- KNX bus system
- Surveillance cameras

- Underfloor heating
- Professionally equipped fitness room
- Wellness area with indoor pool, sauna, and steam bath
- Wine cellar
- Sports wardrobe
- Sports equipment room
- Cold storage room for beverages and food
- Garage
- Internal elevator
- Preparation kitchen

LOCATION

The Hauserhof blends harmoniously into the surrounding Alpine landscape, offering breathtaking views of the wide valley towards the south. From here, the view extends over the opposite ski area to the town center of Jochberg. The location is peaceful, sunny, and provides an ideal retreat.

INFORMATION

The total area of the Hauserhof is approximately 800 m², of which around 560 m² is used for residential purposes.

NOTE: THE OWNER IS A COMPANY THAT WAS ESTABLISHED SOLELY FOR THIS PROJECT. BY PURCHASING THIS COMPANY THROUGH A SHARE-DEAL, NEITHER THE 3.5% REAL ESTATE TRANSFER TAX NOR THE 1.1% LAND REGISTER ENTRY FEE WOULD BE INCURRED.

Commission: 3% of the purchase price + 20% VAT.

The above information is based on data provided by the client and is subject to change without guarantee.

Photos: (c) Michael Werlberger Fotografie

Please note that there is a close familial or economic relationship between the broker and the client.

The agent acts as a double broker.



Details

■ **Adress** AUT-6373 Jochberg

■ **Living space** approx. 560 sqm

■ **Patio area** approx. 167 sqm

■ **Area** approx. 1349 sqm

■ **Usable area** approx. 800 sqm

■ **Purchase price** on request

■ **Commission** 3% des Kaufpreises zzgl. 20% USt.

■ **Obtainable from** sofort

■ **Year of construction** 2022

■ **Category** Haus

Your contact person



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