

***Property no. AB10023***

***300 years old farmhouse with 5 bedrooms, 1700 m<sup>2</sup> of land, garage and sauna - expansion poss.***



<b>Property no.</b>	AB10023
<b>Property class</b>	House
<b>Postal code</b>	5652
<b>Town</b>	Dienten am hochkönig
<b>Number of rooms</b>	8
<b>Livingarea</b>	165 m <sup>2</sup>
<b>Size of Site</b>	1.758 m <sup>2</sup>
<b>Heating</b>	gas
<b>number of floors *</b>	3
<b>Number of parking spaces</b>	3
<b>type of parking space</b>	Parking lot outside
<b>Purchase price</b>	345.000 EUR

**Property description** This approximately 300 years old farmhouse is a property of a very special kind. The 165 m<sup>2</sup> large house with 8 rooms, is located on a large plot in a solitary, outside the small town Dienten.

It stands on a property with a total of 1,700 square meters. A building permit for an extension with a size of 80,58 sqm is already in place. Furthermore, there is an authorization for an additional building with 23

m<sup>2</sup> of living space.

The house is divided as follows:

Ground floor (68 m<sup>2</sup>):

- Entrance
- Kitchen
- Large, typically Austrian lounge - wood stove
- Bedroom

Floor (68 m<sup>2</sup>):

- Entrance
- Kitchen - Wood stove
- 1 bedroom
- 1 x living room or bedroom
- Bathroom with tub and toilet
- Shower / Toilet

Floor (attic) (25 m<sup>2</sup>):

- 2 x small bedrooms

Sauna next to garage

Mainly wood flooring and some carpet.

Garage with one pitch

**Objektlage:**

The house is situated 1130 meters above sea level, near the country road that leads to Dienten and is only about 1.5 kilometers from the center of Dienten.

In the village you will find cozy restaurants, cafes, shops, bank and post office.

**Miscellaneous** The location offers snow guarantee and the entry into the "Hochkönig's Winterreich "

Maria Alm - Dienten - Mühlbach, can be reached in just a few minutes.

34 lifts, 150 km of perfectly groomed slopes and 40 km of groomed cross country ski trails provide winter fun.

You have also got acces to the SKI AMADE ', Austria's biggest ski-resort, 5 regions, 25 villages, 860 km of fantastic ski slopes and 270 lifts.

about the region:

Winter:

The Region Hochkönig (Maria Alm, Dienten, Mühlbach) offers skiing, a variety of possibilities for winter sports of various kinds. Due to its geographical location, the region is one of the snowiest winter sports resorts in the Austrian Alps.

Summer



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In summer the region offers endless mountain sports and leisure activities. Among other things, you will find within a radius of about 40 km, six beautiful and challenging golf courses. Mountain biking and hiking enthusiasts will find a real paradise!

**Directions & Distances:**

from / to Salzburg 60 km (A 10)

to / from Munich 200 km (A 8)

from / to Vienna 370 km (A 1)

from / to Klagenfurt 200 km (A 10)

to / from Saalfelden, come over the B 164, about 16 km

to / from Bischofshofen Coming on the B 164, about 25 km

further information:

[www.hochkoenig.at](http://www.hochkoenig.at)

[www.skiamade.com](http://www.skiamade.com)



**All details provided are correct to the best of our knowledge.  
No responsibility is taken for the accuracy of the information**

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