

A-

A+

MARSCHALL
R E A L E S T A T E

Impressive manor house with horse stables near Vienna

Property no. **2086**

LOCATION

In the surrounding area of Vienna in the midst of a 10 ha property with horse stables, sprawling paddocks and an idyllic fishpond with fisherman's house is this stately mansion.

A 12000 sqm garden with beautiful old trees, swimming pool and pool house surrounds the castle-like main building from 1850.

ROOM DISTRIBUTION/ EQUIPMENT

The house extends over two floors with partially equipped attic and cellar. The representative, spacious rooms with numerous living and bedrooms offer a very comfortable living.

On the ground floor there are three lounges, a dining room, a kitchen, a cozy pine parlor, an office, a generous reception and ancillary rooms.

The upper floor comprises a master bedroom with attached bathroom and cloakroom, three further bedrooms with bathroom, a study, a library with balcony and a guest apartment with bedroom, living room and bathroom.

The attic is partially equipped with a residential unit with two rooms and bathroom, storage room and technical room. An area of about 200 sqm could still be expanded for residential purposes.

In the beautiful vaulted cellar there is a wine cellar with tasting room, a wellness area with sauna as well as technical and storage rooms. The floors are accessed by a main and a side staircase.

The ground floor has a main entrance, access through the terrace and a side entrance. The spa has its own garden exit.

The mansion is of high quality, is in very good condition and has a B & O sound system, wireless internet access, high-speed Internet and an alarm system with police direct call.

In 2014 a high-quality stable building in solid construction with a built-up area of approximately 580 sqm was built, which is used for exclusive horse breeding.

This building is widely used and could be also used as a garage for a classic car collection. There is also a garage and two carports for several cars available.

Especially nice is the south-facing pool area with large heated pool (12 x 5 m), bathhouse and barbecue area.

INFRASTRUCTURE

The beautiful, elevated location with remote view offers a high quality of life with a particularly large recreational value.

The proximity to Maria Anzbach and Neulengbach guarantees a first-class infrastructure with numerous educational facilities, good access to public transport and best shopping opportunities.

The center of Vienna and the airport can be reached in about 50 minutes.

INFORMATION

It is also possible to purchase the manor house with approximately 12000 sqm of parkland, without the surrounding land and horse stables, for € 4,000,000.

Please note that there is a close economic relationship between the broker and the client. The broker is working as a double agent.



Details

- **Adress** AT-3034 Maria Anzbach
 - **Proximity** Neulengbach
-

- **Living space** approx. 800 sqm
 - **Patio area** approx. 21.46 sqm
 - **Area** approx. 100443 sqm
-

- **Room** 16
 - **Bathrooms** 5
 - **WC** 6
 - **Loggia** 1
-

- **Purchase price** € 5,500,000.00
 - **Commission** 198.000,00 € inkl. 20% USt.
-

- **Obtainable from** nach Vereinbarung
- **Year of construction** 1850
- **Energy efficiency class** E
- **Category** Haus

Your contact person



PETER MARSCHALL

Phone [+43 1 533 20 30](tel:+4315332030)

E-mail office@marschall.at

WITH THIS QR CODE YOU CAN ACCESS THIS WEBSITE DIRECTLY – FAST AND EASY

Using a QR code scanner app on your device, you can scan the image to the left and go straight to this site on our website.

