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**MARSCHALL**  
R E A L E S T A T E

## Romantic mansion near the famous ski area Arlberg

Property no. **2297**

The exclusive estate is a property with history. It combines tradition, culture and luxury in a very special place - in the fascinating mountain world of the Lech Valley.

Even the Benedictines in the Middle Ages appreciated this and used it as their monastery and mill. This is where the name comes from as "place of light after the mill". Later, aristocratic owners had the former Benedictine monastery lovingly restored to today's luxury standard; it meets the highest standards in a private atmosphere.

"Where the torrent rushes" - this is how the entire ensemble with its approximately 6,000 m<sup>2</sup> garden, the imposing main building and its outdoor facilities can be aptly described. The water has belonged to this property from ancient times; The property is crossed and framed by the former Mühlbach, the Doserbach and four other torrents. Numerous springs, which carry certified drinking water quality of more than 100 liters per second, complement the beautiful garden areas, idyllic resting places as well as a swimming biotope with a spacious sun terrace - surrounded by pristine mountain forests and the trout pond.

In front of the classic entrance gate, the unique mill and former coach house was converted into a multifunctional conference and party location - with a water-powered mill wheel, cinema and dance floor. Further rooms are available there for a kitchen, studio or other individual use.

Due to its size with 17 rooms and the rustic look, the main building itself looks like a stately hunting lodge with all its attributes, such as an iron entrance gate with a tree-lined driveway, a castle tower, several brook bridges and classic wind shops as well as various hunting trophies. The rooms inside are also elegant and charming, partly opulent and furnished with great attention to detail. Classically rustic antiques, handcrafted woodwork and precious fabrics in a country house style represent the tradition of the house in its surroundings. This is what gives the property its special charm. A total of approx. 1.000m<sup>2</sup> of living space is available. It is heated sustainably with a water heat pump.

On the ground floor there is the lobby, three different living / dining rooms with terraces in front, a classic fireplace room, a professionally equipped kitchen, the house bar and a wine cellar.

In the adjoining, multi-storey wellness tower you will find a SPA area with sauna, steam bath, shower and relaxation room.

The upper and attic floors house two generous master suites including a living area with an open fireplace, three junior suites and another five guest rooms - all with bathrooms en suite.

In summary, this is a special property, a jewel in the Alps in wonderful nature, a hideaway for large families and friends.

Note according to energy certificate draft law: An energy performance certificate has not yet been submitted by the seller or owner, after being informed of the obligation to provide one. Therefore, the energy performance of a building of similar construction type and age is considered. We assume no responsibility or liability for the actual energy efficiency of the property offered.

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** AUT-6651 Häselgehr
  - **Proximity** Arlberg
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- **Living space** approx. 1000 sqm
  - **Area** approx. 7978 sqm
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- **Room** 17
  - **Bathrooms** 10
  - **WC** 14
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- **Purchase price** on request
  - **Commission** 3% des Kaufpreises zzgl. 20% USt.
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- **Obtainable from** ab sofort
  - **Category** Haus
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## Your contact person



**PETER MARSCHALL**

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

**E-mail** [office@marschall.at](mailto:office@marschall.at)

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