



Romantic water mansion in the Tyrolean mountains

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, only a few minutes by car from the noble Arlberg ski arena with Warth / Lech / Zürs / St. Anton. The Benedictines in the Middle Ages already appreciated this place and used it for their monastery and as a mill. This is where the name comes from as the "place of light after the mill". Later, aristocratic owners built today's spacious country house property with the highest standards as a private property at this point.

"Where the torrent rushes" - this is how the entire ensemble can be aptly described with its around 3,500 m² garden landscape, the imposing main building and its outdoor facilities. The water has belonged to this property from time immemorial; The property is crossed and framed by the former Mühlbach, the Doserbach and four other torrents. Idyllic resting places as well as a swimming biotope with a spacious sun terrace, a trout pond and primeval mountain forests form the framework.

Due to its size and 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 stream 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 area. This is what gives the property its special charm. A total of approx. 1,000 m² of usable living space is available in a total of 20 rooms. It is heated sustainably with a water heat pump.

There is also the coveted leisure residence for part of this property.

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 adjacent, 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 spacious 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, friends and staff.

The statements mentioned above are based on information and documents provided by the owner. All information is supplied without guarantee.

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. 4200 sqm
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- **Room** 17
 - **Bathrooms** 10
 - **WC** 14
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- **Purchase price** on request
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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

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