



"Filzenhof" - magnificent country estate with spectacular imperial views

Property no. **2658**

This unique, luxurious country house with unobstructed views of the Wilder Kaiser is a top-class retreat: with a large indoor pool and wellness area, indoor elevator, fitness room, wine cellar, home cinema, ski room and 246 m² of garage space, this villa offers everything you need for an exclusive lifestyle!

ROOM LAYOUT

The main entrance area leads to the ground floor, which houses 5 bedrooms, each with an en-suite bathroom, a checkroom and a guest toilet.

The master suite with large en suite master bathroom and direct access to the terrace also offers plenty of space for dressing and applying make-up.

On the upper floor, the spacious living/dining room with open fireplace and panoramic glazing, through which you can enjoy the idyllic view of the surrounding landscape, is a delight. Also on this floor are the kitchen and preparation area, breakfast area, office and a very cozy parlor with tiled stove.

On the first basement floor is the huge garage with adjoining sports checkroom, the fitness room with shower room and the incredibly luxurious wellness oasis with sauna, stainless steel pool (15x4 meters), daybed, massage room, experience shower, relaxation zone, kitchenette and toilets.

The impressive home cinema, the wine cellar with adjoining wine bar, the laundry room and several utility and storage rooms are located on the second basement floor.

FITTING

- Reclaimed wood and natural stone façade
- Lattice windows

- Customized carpentry work in the interior
- Tiled stove and open fireplace
- Designer furnishings
- State-of-the-art building services
- Indoor lift
- 15x4 stainless steel pool with 2 splash showers
- KNX BUS system with Basalte app
- Sonos music system throughout the house
- Geothermal heating with underfloor heating and cooling
- Chilled ceiling on the upper floor

INFORMATION

Commission: 3% + 20% VAT

The above details are based on information and documents provided by the owner and are subject to change without notice.

Photos: (c) Michael Werlberger Fotografie

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 familial or economic relationship between the broker and the client.



Details

■ **Adress** AUT-6373 Jochberg

■ **Proximity** Wilder Kaiser

■ **Living space** approx. 806 sqm

■ **Area** approx. 998 sqm

■ **Usable area** approx. 1200 sqm

■ **Room** 8

■ **Bathrooms** 6

■ **WC** 9

■ **Floors** 4

■ **Patio** 3

■ **Purchase price** on request

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

■ **Obtainable from** sofort

■ **Year of construction** 2023

■ **Category** Haus

Your contact person



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