

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

Unique villa in top location

Property no. **2021**

This extraordinary and historic villa is the only surviving private villa of the architect Franz Roth (1841-1909), the builder of the Raimundtheater and located in noble location in Dornbach. The south-facing property was renovated very elaborately to high standards by the current owners, expanded with a new building and equipped with a lift.

Today, the villa presents itself as a perfect symbiosis of historic architecture, contemporary style elements and state-of-the-art technology. The house extends over three levels and an undeveloped attic and has large terraces with a Jacuzzi and a lavishly landscaped garden with heated pool. The spacious, bright living rooms with room heights up to 4.3 meters are spread over two floors and open to the beautiful south-facing loggias with a very special flair. In the access level with arcade and romantic front garden are a noble wine cellar, the spacious garage for 4 cars and the technical rooms. The prepared for expansion attic with roof terrace is also accessible via the lift and offers a much usable space reserve. The terraced garden with pool is secluded and invites you to relax in the countryside.

The prestigious villa is equipped to a high standard and technically up to date:

- 2 Heating systems
- Emergency generator
- BUS system with operation via I Pad
- Alarm system with video surveillance
- Lift
- Stainless steel pool heatable + counterflow 8 x 4 m
- Steam sauna (made of pine wood)
- Jacuzzi on the roof terrace
- Original stucco work etc.

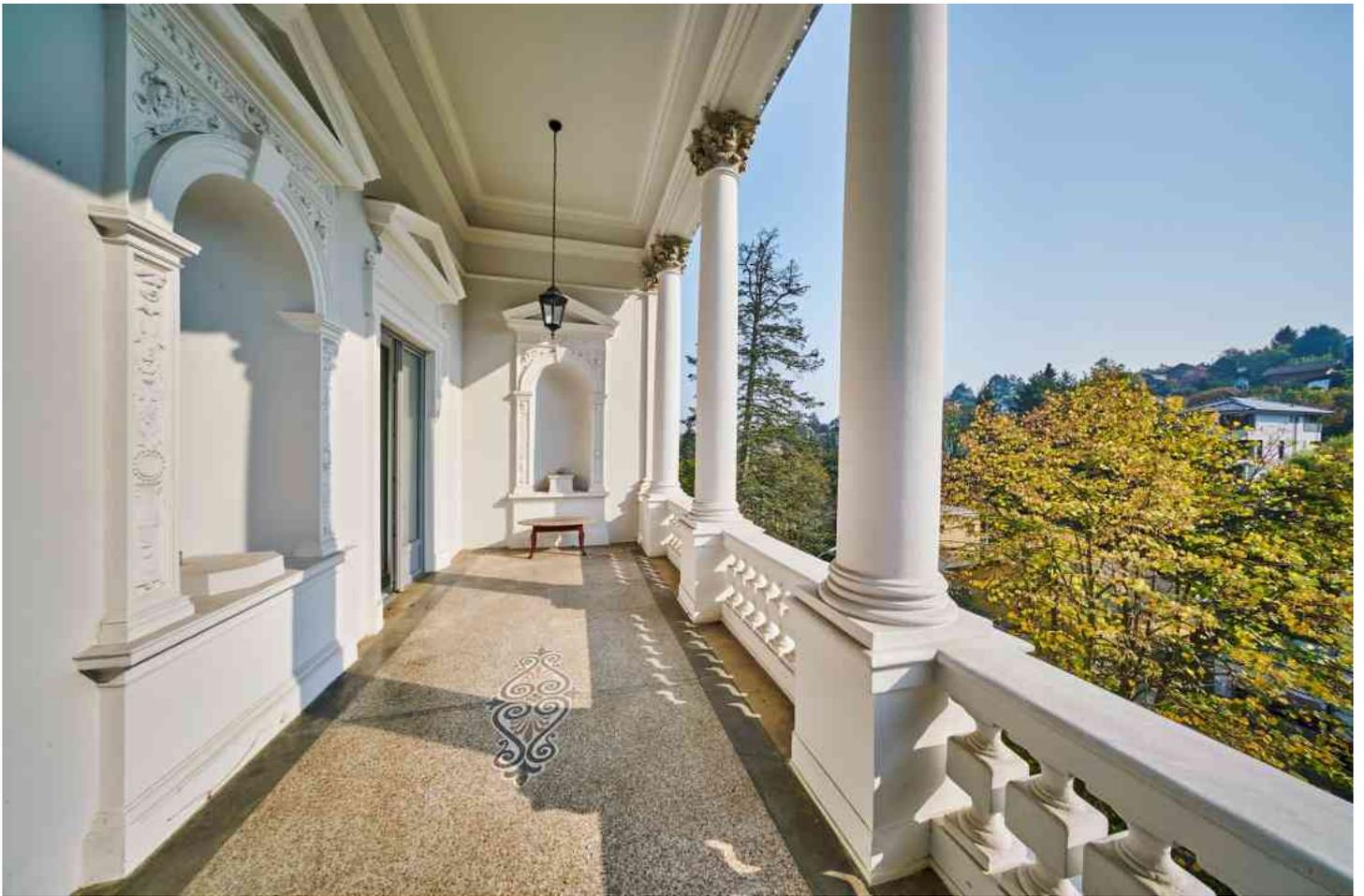
The excellent location in Dornbach offers a first-class quality of life with a great recreational and recreational value and a very good infrastructure with shopping, school facilities and public transport in the vicinity.

A bus stop on the line 44 A, with connection to the tram line 43 and the train station "Hernals", is located directly at the house.

The city center and the airport are very easy to reach.

Price on request.

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-1170 Wien
 - **Proximity** Heuberg
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- **Living space** approx. 375 sqm
 - **Patio area** approx. 320 sqm
 - **Area** approx. 1456 sqm
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- **Room** 11
 - **Bathrooms** 2
 - **WC** 3
 - **Loggia** 4
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- **Purchase price** on request
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- **Obtainable from** nach Vereinbarung
 - **Year of construction** 1885
 - **Category** Haus
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Your contact person



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