



**Ranchette in Gitschtal
Southern Austria**

Description:

Looking for paradise? Meadows, forests, lakes, and mountains in a pristine environment beckon families, as well as nature and animal lovers--- no environmental pollution, quiet, plenty of sunshine--- nature in its purest form.

- Ranchette in Gitschtal -



This spacious (4600 square foot) home is located on 1 Hectare (2.5 acres) of land, with it's own stream, and offers many possibilities, to include: keeping horses, running a small business, gardening, or just enjoying life.

Details:

This attractive residence, found in the scenic Gitschtal valley consists of:

- A **main house** 290 m² (3,150 sq. ft.) with 160 m² (1,750 sq ft.) on the ground floor and 130 m² (1,400 sq. ft), on the 1st floor.
- An **adjoining house** with 140m² (1,510 sq. ft.) of which 70 m² (760 sq.ft.) are on the ground floor, and 70m² (760 sq.ft.) on the 1st floor.
- There are a total of 14 rooms (living, and bedrooms, to include a high-ceiling, spacious family room) for youngsters, seniors, and the handicapped (ground floor of the main building).
- A **Storage Building** 425 m² (4,590 sq.ft.), with the ground floor (presently used as a garage and storage area) having 225 m² (2,160 sq. ft.), and the 1st floor with 225 m² (2, 430 sq. ft)
- For horses: A **stable/barn** with a ground floor of 85 m² (920 sq.ft.), a hayloft with 85 m², with an adjoining high-ceiling car/trailer port (24 m²), plus a paddock, and a John Lyons training pen.

In addition to the generous living space, this Ranchette offers the following:

- You have the water rights (a rarity) to a stream fed by the Weissensee. This provides water for animals and plants, and serves as a source of energy:
- The house has a turbine that generates 6 KW (approx. 8.2 HP) of power, which is used to augment a central pellets heating system.
- Additionally, there are several strategically located wood burning stoves (with expansion possibilities). This combination insures that you enjoy the comfort of your home, using renewable fuels, while minimizing heating and water costs.
- Although there are is no industry in the vicinity of the property, it is registered for light commercial purposes.

The price for this jewel is **€ 335.000,-- + closing costs (10,5%)**

Infrastructure:

This estate is situated in the beautiful Gitschtal., surrounded by mountains, meadows, forests, and in the vicinity of two lakes (Presseggersee and Weissensee), and a river. This offers the perfect combination for nature lovers, and sportsmen. The nearest ski-slope is 5 minutes by car, and Nassfeld (one of Austria's top 10 Alpine skiing areas) is 30 minutes away. Hiking, riding on nature trails, hunting, and water recreation are all possibilities. Access to hunting possibilities is available.

The small city of Hermagor is 5 minutes away. It provides the necessities of life, to include super markets, medical services, speciality stores, banks, post office, and a train station. Villach and Spittal (both major population centers are approximately 30 minutes away.)

Several restaurants-hotels that are within a short driving distance provide outstanding food and enjoyment. An equestrian center is 5 minutes away.

additional fees:

property acquisition tax	%	3,5
land registry entry fee	%	1,0
agent's fee (incl. 20% VAT)	%	3,6
contract fee (incl. 20% VAT)	%	2,4
total amount of fees	%	10,5

operating costs per month:

telephone:	€	27,00
internet – DSL:	€	42,00
sewer and water:	€	54,00
refuse collection charge:	€	4,00
electricity:	€	80,00
heating (Pellets):	€	60,00
property tax:	€	20,00
chimney sweep:	€	8,00
TV-fee:	€	24,00
sum operating costs	€	*319,00

* all costs are splitted per month

main house:

ground floor main house	
room 1	30 m ²
room 2	14 m ²
room 3	19 m ²
room 4	24 m ²
room 5	7 m ²
room 6	16 m ²
sum ground floor	110 m²
first floor main house	
room 1	24 m ²
room 2	15 m ²
room 3 (Saal)	60 m ²
sum first floor	99 m²
sum main house (rooms)	209 m²



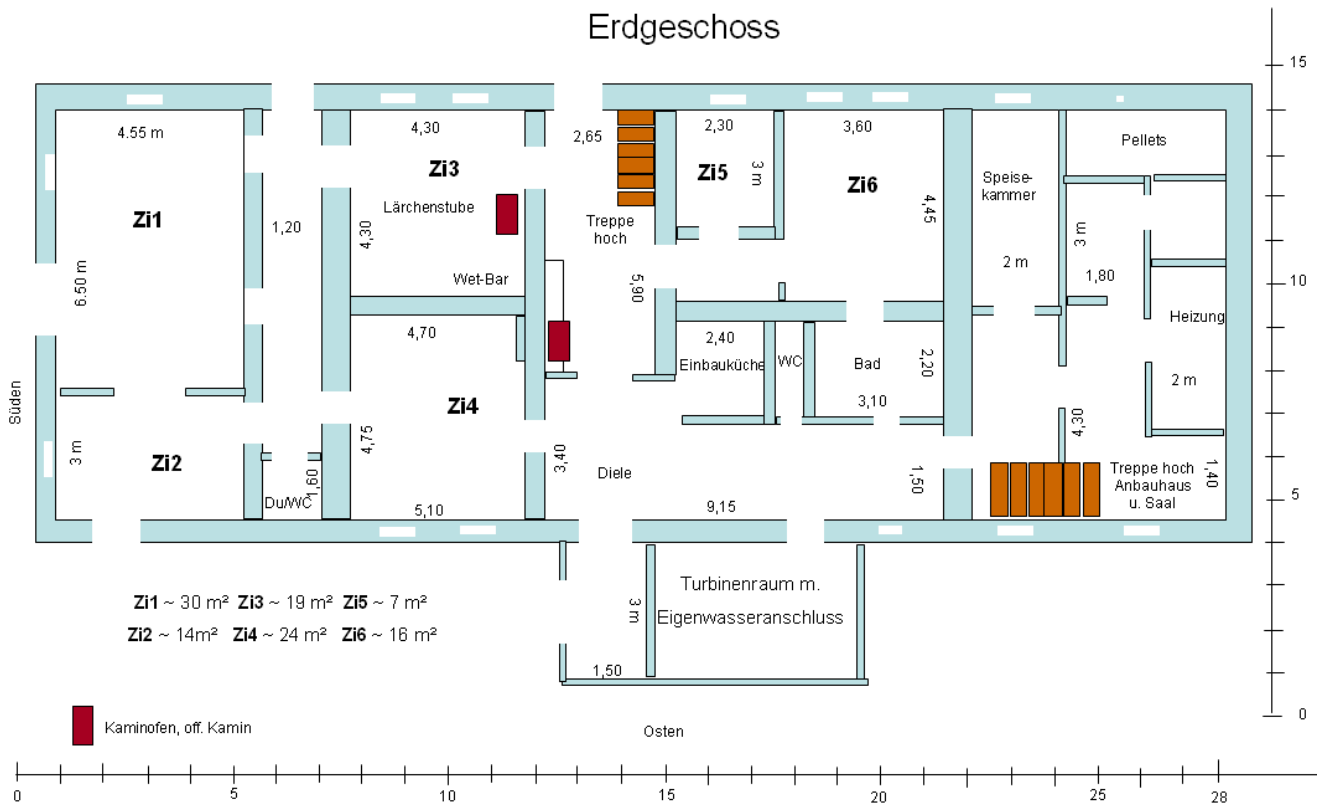
adjoining house:



ground floor adjoining house	
room 4	22 m ²
room 5	10 m ²
Sum ground floor	32 m²
first floor adjoining house	
room 1	12 m ²
room 2	11 m ²
room 3	18 m ²
sum first floor	41 m²
sum adjoining house (rooms)	73 m²

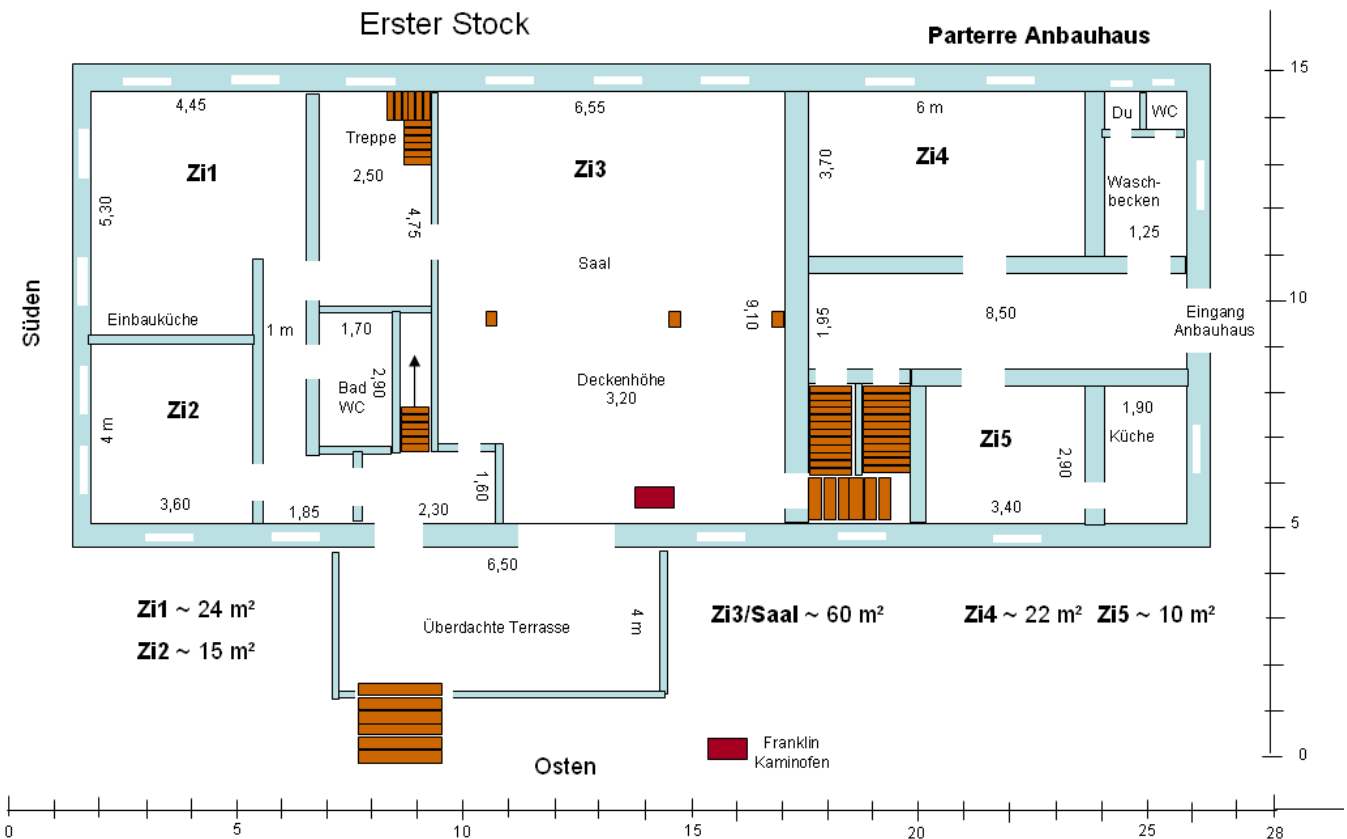
plans of main- and adjoining house

Erdgeschoss



Erster Stock

Parterre Anbauhaus



Plans of storage building and barn

