

4 BEDROOM COTTAGE FOR SALE IN BRACHTTAL-SPIELBERG

Price **€429,000**



REF: 3507568

PROPERTY FEATURES

- Historic preservation
- Fully renovated & modernised in 2017
- Exposed timber framing
- Nostalgic design elements [including barn doors]
- Wood-burning stove
- Oak parquet flooring
- Modern country-style kitchen
- High-quality electrical appliances by »Siemens Studio Line«
- Barn as an outbuilding [suitable for conversion]
- Generous garden plot [approx. 2,914 m²]

Through the cobblestone driveway, you enter a property that has preserved its historical essence while meeting modern demands for comfort and style.

Behind a historic door with glass panels, the welcoming entrance hall of the house greets you with visible timber frame elements and space for coats.

Adjacent is a guest bathroom with a window, featuring a walk-in shower, handcrafted vanity with natural stone sink, and nostalgic brass fixtures, creating an atmosphere of natural elegance.

A characterful barn door separates the hallway from the living area.

In the open-plan living and dining area, you'll find exposed timber framing serving both as a characterful design feature and a room divider.

A high-quality circular fireplace, stone carpet flooring, oak parquet, and large mullioned windows flooding the space with natural light and offering views of the garden plot complete this living area. Stylish terrace sliding doors, also adorned with mullions, provide access to the outdoor terrace area. This space represents a sanctuary of domestic atmosphere and comfort in every season.

The adjoining open kitchen area is the heart of the home, equipped with a modern fitted kitchen featuring natural oak, creating a warm atmosphere. The solid wood breakfast bar invites shared coffee breaks, while the gas stove and high-quality "Siemens Studio Line" appliances perfectly support your culinary creations.

On the ground floor, you'll find the first bedroom, ideally suited as a master bedroom. This bedroom, also with exposed timber framing, oak parquet flooring, and a nostalgic barn door leading to its own bathroom, benefits from a window front integrated into the timber frame, allowing natural light to grace the room attractively.

The adjacent daylight bathroom is a haven of relaxation, with a freestanding vintage bathtub and a walk-in shower, both adorned with stylish brass fixtures. The handcrafted solid wood vanity with natural stone sink and bespoke tile work adds a unique touch to the space.

Upstairs, you're welcomed by a corridor area with a special highlight: an exposed, historic timber-framed wall behind glass, adding a charming accent and celebrating the house's history.

The three bedrooms upstairs provide ample space for attractive children's rooms and can alternatively be ideal as guest rooms or a home office. Another daylight bathroom with walk-in shower and bespoke vanity ensures necessary comfort on this floor, completing the family-friendly layout of the house.

The attic of this house currently accommodates the guest heating system and hot water tank while offering generous storage space. Despite its current functionality, it already features a window and holds the potential for individual expansion.

On the ground floor, a practical utility room with washing machine and dryer connections, as well as storage space for groceries and coats, complements everyday needs.

Through a connecting door, you access the annex of the house. The barn provides ample space with storage options, a workshop area, and a small office area with a window.

The barn can be developed according to your own needs and offers the valuable opportunity to integrate your own business.

Here, vehicles such as motorhomes or horse trailers also find their place.

The expansive garden plot surrounds the residential house and barn with grassy areas and an idyllic tree population. The west side of the plot offers an additional entrance to the property. The existing former stables there harbor potential for building a double garage.

The fully equipped fitted kitchen including large electrical appliances and the fireplace are included in the purchase price.

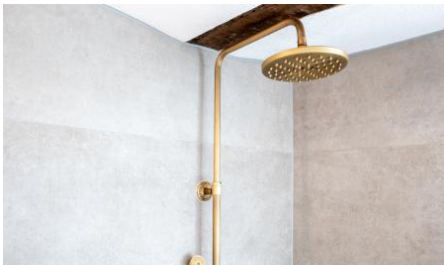
The handover date needs to be coordinated with the owners.

Overall, this unique home is an elaborately modernized property with a beautiful plot in an idyllic residential location, combining coziness, style, and comfort, offering you and your family a home with quality of life and various usage options.

Please take advantage of the provided 360° virtual tour of this property to gain a first impression.

We would be delighted to provide you with further details about this exceptional dream home in a personal conversation. We look forward to hearing from you.

PROPERTY PHOTOS



LOCATION



No Media available

No Floorplans available