AVORESTA IMMOBILIEN

GNIEBING-FELDBACH · STYRIA · AUSTRIA



Private country estate with its own vineyard

Seclusion, wellness facilities and approximately seven hectares

EUR 1,955,000*

* The buyer's commission is 3% of the notarised purchase price plus statutory VAT.

avoresta-immobilien.de/immobilien/villa-bei-graz
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LIVING AREA	LAND	ROOMS
approx. 440 m²	approx. 70,000 m²	7

BEDROOMS	BATHROOMS	COMPLETED
5	5	2010

DESCRIPTION

This exceptional country estate occupies an elevated position in the green landscape of south-eastern Styria. The substantial principal house, private vineyard, wine cellar and swimming pond combine privacy, scale and considerable lifestyle flexibility.

A separate multifunctional building contains a workshop with vehicle lift, a former wine-bottling area, four horse boxes and generous space for machinery, equipment and storage.

HIGHLIGHTS

- private vineyard and wine cellar
- swimming pond, sauna and Jacuzzi
- stabling with four horse boxes
- workshop with vehicle lift
- terraces, garages and outdoor parking
- geothermal and air-source heat-pump systems

WHAT MAKES IT SPECIAL

Across approximately seven hectares, the estate combines a substantial residence with its own vineyard, wellness facilities, equestrian use and workshop space.

This balance of private retreat and versatile infrastructure is exceptional within the region.

















FEATURES

- Generous living area with open kitchen and fireplace
- Five bedrooms with associated bathrooms
- Sauna with direct access to the garden Jacuzzi
- Two further flexible rooms on the upper level
- Multifunctional equestrian, workshop and storage building
- Swimming pond with established decked areas

LOCATION

The estate is positioned on elevated ground near Gniebing-Feldbach in south-eastern Styria. Its secluded setting offers open views in several directions, excellent sunlight and an exceptional degree of privacy.

The surrounding region is characterised by vineyards, rolling hills and an established cultural landscape. Graz and the regional centres remain accessible for daily amenities, culture and international links.

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YOUR PERSONAL CONTACT

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Gögginger Straße 44 · 86159 Augsburg

All information is based on the available property documentation. Errors and prior sale excepted. Contract documents prevail.