



HOUSE, GRATWEIN-STRASSENDEL

## Sunny terrace house on the outskirts of Graz

Object number: LREE1

[View and rent online](#)

Sunny, cosy terrace house north-west of Graz. Timber wood construction with top room layout, renovated in 2021. Pure privacy with garden, carport (EV-charging station), solar power and quiet, green, friendly neighbourhood. Unbeatable infrastructure!

<b>Period</b>	16/01/ - 16/02/2025
<b>Number of persons</b>	2
<b>Total incl. VAT.</b>	€ 1.729,03
<b>Security deposit</b>	€ 1.300,00



### Living space

120m<sup>2</sup>



### Maximum occupancy

6 Persons



### Complete accommodation <sup>?</sup>

1 private bathroom 4 Separated bedrooms 1 Living-Sleepingroom



### Ground floor



### Check-in

08:30 - 18:00 Clock



### Check-out

08:30 - 18:00 Clock

## Sleeping options

### **Bedroom 1**



1x Double bed (1,80 m x 2 m)

### **Bedroom 2**



1x Single bed

### **Bedroom 3**



1x Single bed

#### **Bedroom 4**



2x Single bed

#### **Living and sleeping**



1x Sofa bed (2 persons)

## Descripton of accommodation

Escape the fog and smog of Graz, but reach the city within 20 min. only!

- Terrace house built in 2003/04 → renovated in 2021
- very cosy and practical room layout
- furniture, bed linen, pillows, dishes (everything to live in) fully available
- very quiet, green & nice neighbourhood, very child friendly with playground next to the house
- Gratwein-Gratkorn railway station only 10-15 min. walking distance!
- Bus stop to Graz close-by (400m)
- Spar supermarket at 10 min. walking distance (700m)
- municipality-managed volleyball & football pitch with playground only 200 m away (free access)
- lots of wood and white walls, sunny (no opposite building south-facing)
- 2x 45 m<sup>2</sup> (ground + upper floor)
  - ground floor: toilet, entrance, wardrobe, living room, dining room and kitchen
  - upper floor: bathroom (incl. Toilet, shower, bathtub, changing diaper table), sleeping room, 2 kids rooms each with a 120x200 Montessori floor Bed
- basement 45 m<sup>2</sup> with washing basin, washing machine and big deep freezer
- loft approx. 45 m<sup>2</sup> (with pitched roof on both sides): 1 big room with 2 guest beds, 2 desks with monitors to connect laptops, infrared cabin
- wooden terrace + approx. 90 m<sup>2</sup> garden with sandbox and swing
- radiator heating (central gas heating for air heating)
- air-water pump in basement for water heating (2-3 kWh/day, ~50 % covered by PV)
- PV plant (3.85 kWp) + Fronius wallbox (1.4-11 kW EV charging) at carport available
- carport parking lot (+ 20 open-air guest parking lots for 30 units available)
- kitchen built in 2021 by Cookina with induction cooktop (everything to cook would be available)
- Internet (A1 landline + 5G) contract incl. (up to 600 kWh/month)
- Electricity (grid & provider) contracts can be used

## Equipment features



### Basic equipment

- Terrace
- Garden sharing
- Music system/docking station
- Private washing machine
- Towels
- Private parking space
- Vacuum cleaner
- Cleaning utensils
- Garden
- Internet/Wifi
- Printer
- Bedclothes
- Private toilet
- On the road without time limit without any cost
- Iron & ironing board
- Hairdryer



### Wellness

- Infrared cabin



### First supply

- Toilet paper
- Soap
- shampoo
- Fridge filling on request



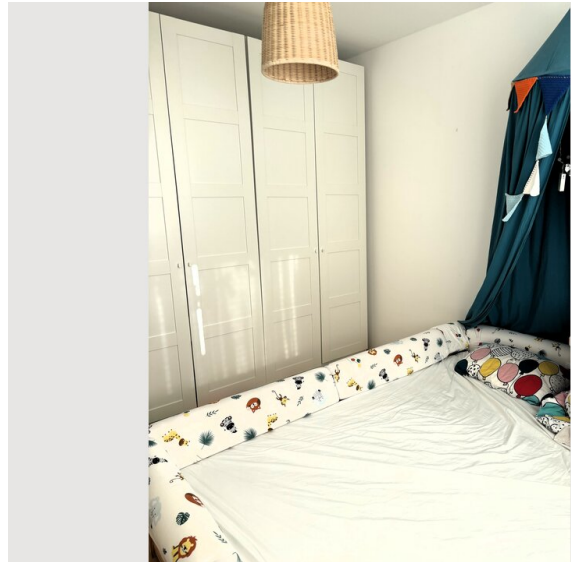
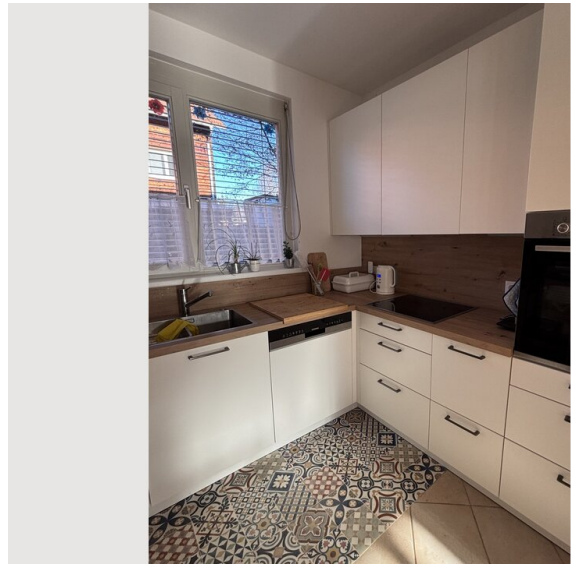
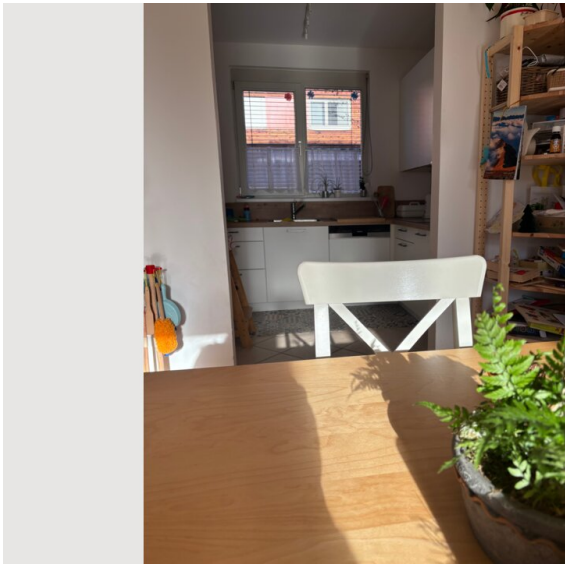
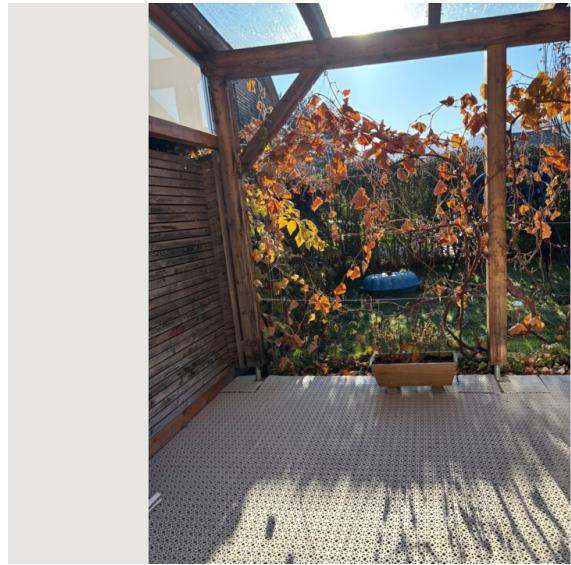
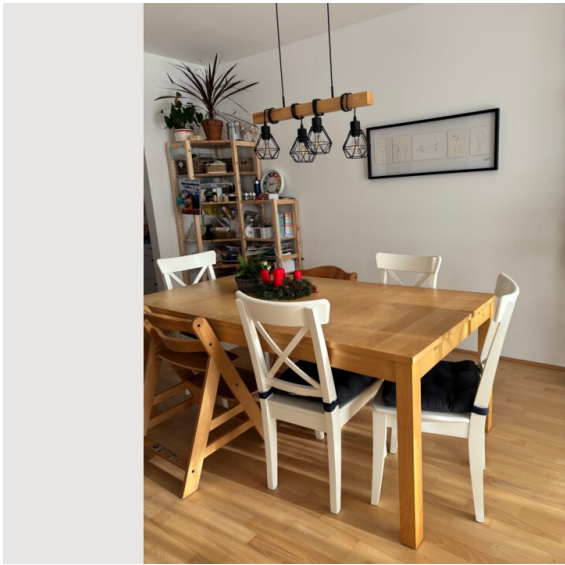
### Kitchen

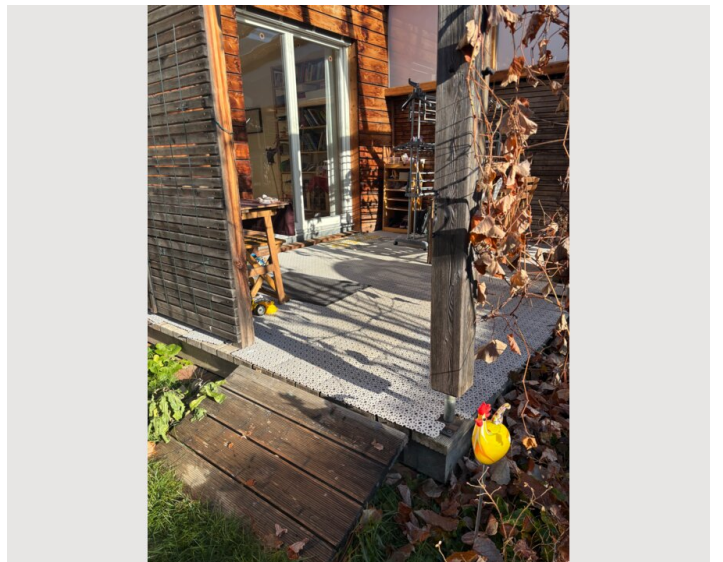
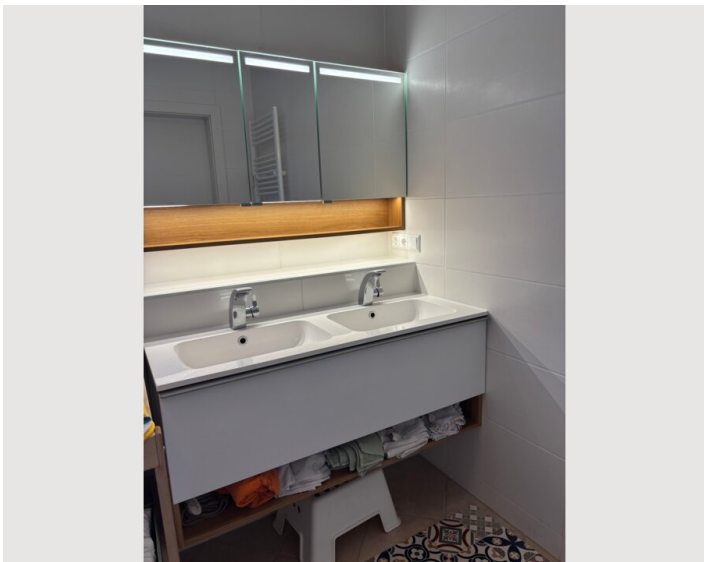
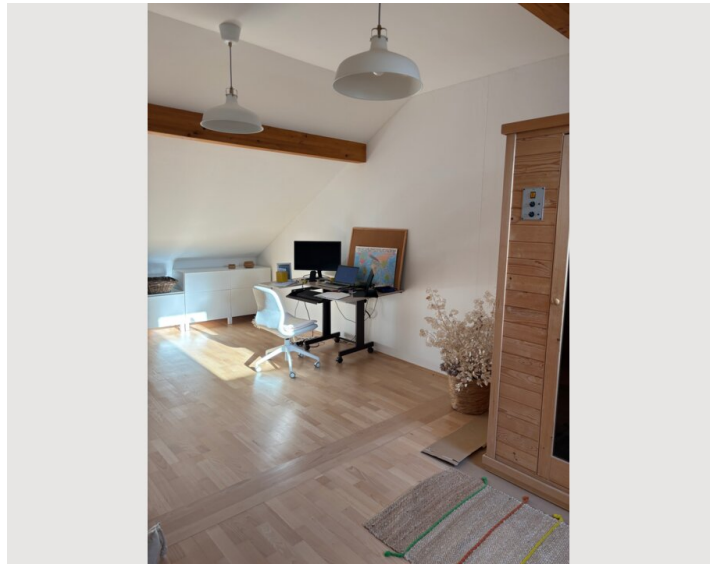
- Private kitchen
- Glasses/Tableware
- Dishwasher
- Cooking utensils
- Filter coffee

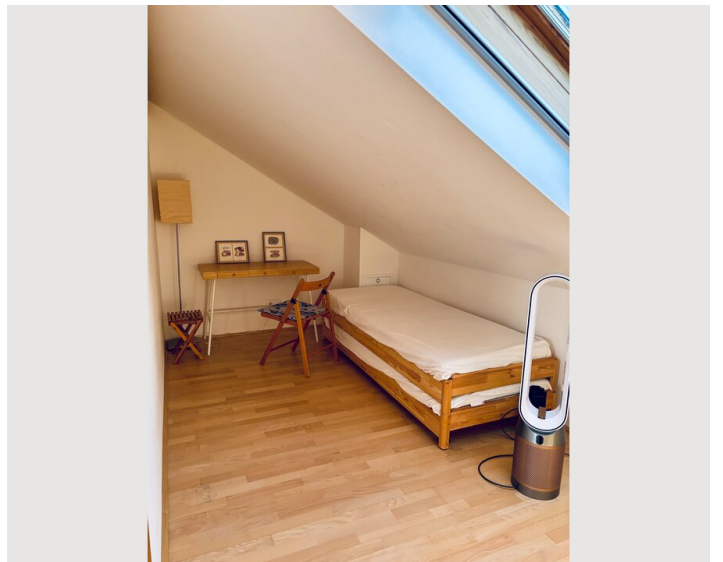
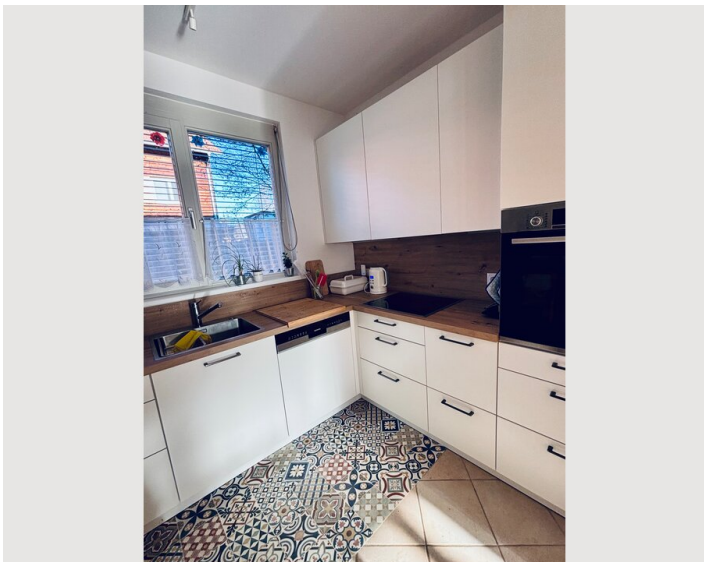
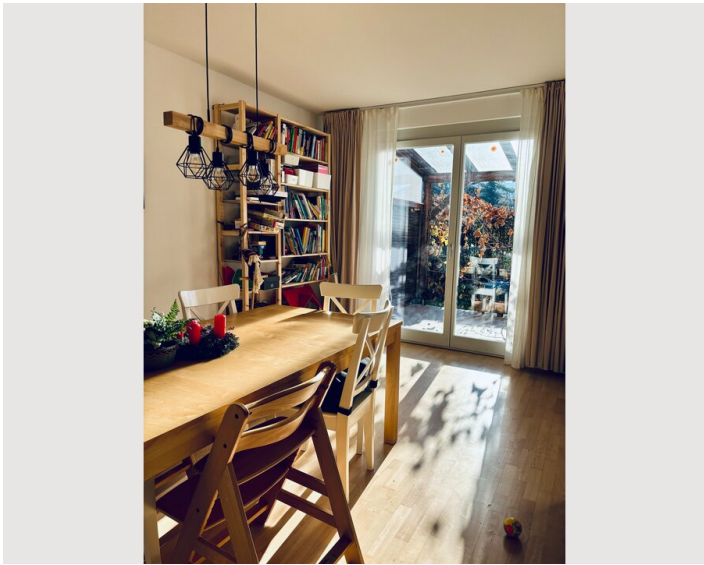
## Informations

- Suitable for children
- Desk/Workplace
- Pets on request
- Bicycle room free of charge
- Free short-term parking zone
- Private entrance
- Regular cleaning at extra cost

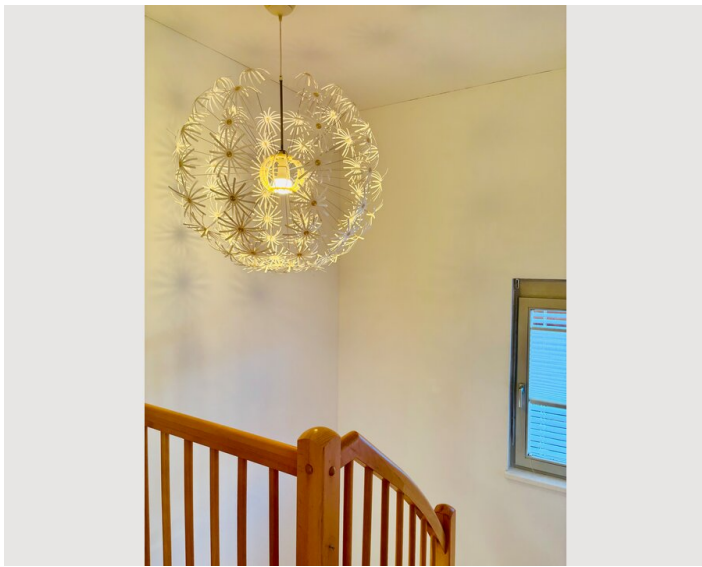
## Picture gallery



















### Infrastructure

-  bus to Graz railway station
-  local trains to Graz and northwards
-  Graz airport 25 min. by car
-  SPAR 700m away
-  Graz main square 20 (by car) to 45 (rail/tram) min. away
-  Vienna (VIE) airport 2h by car
-  center of Gratwein <1 km away: pharmacy, restaurants, bank ...
-  center of Judendorf <2 km away: pharmacy, bakery, physicians ...

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- regional train station (Bahnhof Gratwein-Gratkorn) <1 km away
  - supermarket 700m away
  - very big sports facility (football pitch, volleyball, fitness devices, swings, fruit tree plantation, ...) sponsored/maintained by the municipality 200m away.
  - motorway (A9) and federal road access (B67) only 5 min. by car
  - bicycle route (Mur-Radweg R2) only 2 km away
  - Forests for jogging, hiking, mountainbiking just 5-10 min. away

## Location

