

## CONTACT



**Mag. Elena Garanina, MA**

Mobile : +43 664 303 40 64  
 e-mail : [elena.garanina@immotrading.at](mailto:elena.garanina@immotrading.at)  
 company : ImmoTrading GmbH  
 address : 1010 Wien, Kärntner Ring 5-7  
[More objects from this agent](#)



## BASIC DATA

object number: **3056/1434**  
 object type: **House**  
 state: **Steiermark**  
 address: **8490 Bad Radkersburg**  
 price: **€ 1,100,000.-**  
 Living area: **approx. 222.73 m²**  
 room: **3**

## DESCRIPTION

### EXCLUSIVE VILLA NEAR THE THERMAL SPRINGS IN BAD RADKERSBURG

Welcome to Bad Radkersburg - Your Oasis in Picturesque Styria!

The charming spa town of Bad Radkersburg is renowned for its healing thermal springs and relaxed atmosphere. Here, we offer you the unique opportunity to acquire a property perfectly nestled within the natural beauty and historical charm of this region.

#### Property Overview:

This residential property was constructed in 2013 and stands out with its barrier-free design and the use of high-quality materials. It is in excellent condition, having been occupied only briefly. The property harmoniously blends into its natural surroundings, offering a comfortable and stylish living environment, ideal as your personal retreat or long-awaited home.

#### Location:

The property is situated in a tranquil area of Bad Radkersburg, providing the perfect blend of nature and proximity to the town. You can revel in the tranquility and idyllic surroundings while simultaneously enjoying the benefits of top-notch thermal baths and wellness offerings nearby. Escape the stresses of daily life and immerse yourself in a world of relaxation and rejuvenation. Bad Radkersburg also offers a multitude of recreational opportunities, including scenic walks and bike rides along the Mur River, exploring the town's rich history by visiting the castle, or strolling through the charming old town with its cozy cafes and restaurants.

#### Infrastructure:

Bad Radkersburg boasts excellent infrastructure, offering all necessary facilities such as schools, shopping, and medical services in close proximity. This further enhances the comfort and quality of life in this region.

Don't miss out on this unique opportunity!

Seize this opportunity without hesitation! Unlock the potential of this property near the thermal springs to make your homeownership dreams or next major project a reality.

#### Property Details:

Land Area: approx. 6,594 m²  
 Living Space: approx. 222.73 m²  
 Usable Space: approx. 267.61 m²  
 Terrace Area: approx. 55 m²  
 Garage Area: approx. 44.88 m²  
 Rooms: 3  
 Bathrooms: 2  
 Toilets: 2  
 Usage Type: Residential  
 Construction Type: New Build  
 Year Built: 2013

We are looking forward to your feedback and will be glad to organise a viewing of this property!

[Note on Energy Efficiency: Regarding the energy certificate, please note that it has not yet been submitted by the owner or seller, despite being informed of the general obligation and requested to create it. Therefore, at the very least, an overall energy efficiency corresponding to the age and type of the building is considered agreed upon. We assume no warranty or liability for the actual energy efficiency of the offered property.]

price: € 1,100,000.-

Buyer's comm.: 3% plus 20% VAT

Living area: approx. 222.73 m²  
Plot area: approx. 6,594.00 m²  
Effective area: approx. 267.61 m²  
terrace area: 55 m²

room: 3  
Bathroom: 2  
toilet: 2  
parking space: 1  
number of terraces: 1  
furniture: part. furnished  
heating: central heat. - heat pump  
year of construction: approx. 2013  
condition: very good  
floor levels: 1  
noise: absolute quiet location  
garage: 1

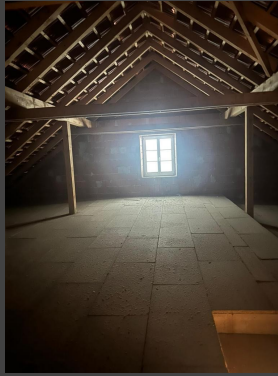
**Garden:** Private; **Bedroom:** 1; **Location:** Green location, Countryside, sunny location, edge of the village; **Features:** bath room, kitchen, fireplace, Fully accessible, Fully accessible, floor, New building; **Public transport:** Railway, Bus

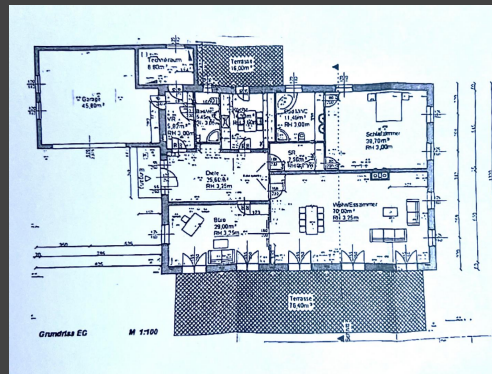












**IMMOTRADING GMBH**  
 Kärntner Ring 5-7, 1010 Vienna, Austria  
 +43 664 350 4000  
[office@immotrading.at](mailto:office@immotrading.at)

Imprint

CONTACT US:

Name \*

Street, House Nr.

ZIP, city

Phone \*

E-Mail \*

