



## Stunning 4 Bedroom House For Sale in Griffen Austria



### Information de l'agent

Nom: ArKadia  
Nom de compagnie:  
Pays: Royaume-Uni  
Téléphone:  
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Détails de l'annonce

Propriété à: Vendre  
Prix: USD 384,894.44

#### Location

Pays: Autriche  
État/Région/Province: Carinthie  
Ville: Griffen  
Indicatif régional: 9112  
Soumis: 01/02/2025

Description:  
Stunning 4 Bedroom House For Sale in Griffen Austria

Esales Property ID: es5553878

Woelfnitz 9  
Griffen  
Carinthia  
9112  
Austria

329,000 Euro Negotiable

With its glorious natural scenery, excellent climate, welcoming culture and excellent standards of living, Austria is quickly gaining a reputation as one of the most desirable places across the world to live or visit. On offer here is a chance to make a smart financial investment in this magnificent part of the world.

Alm house is situated in a tiny hamlet of approximately five houses, of which only one is occupied full-time, and a church. It is surrounded by nature, beautiful forests, and mountains.

The first level of the house has two reception rooms, a kitchen, pantry, and the main bathroom. The



bathroom has a bath/shower with a bath oven, and the kitchen has a wood-fired oven/range.

Upstairs is a WC and four bedrooms, one of which has a south-facing loggia. From the loggia, you have a view of the Ursula mountain in Slovenia.

Access to the cellar is from the outside, and it consists of two separate rooms.

## ABOUT THE AREA

The distinctive emblem of the municipality of Griffen is the castle hill, which houses probably the most colourful dripstone cave in Austria.

Stone Age finds in the cave point to the first human traces in present-day Carinthia. One of the mightiest castles of the Middle Ages stood in Griffen, and today the ruins still remind us of that time. The castle hill is accessible via a generously laid out hiking trail including nature trails.

A striking point in the town centre is a blue tower, constructed to a design by the Carinthian artist Giselbert Hoke.

Griffen Abbey is home to the Peter Handke archive, an overview of the life and work of the internationally recognised writer and translator, who was born in Griffen. His most famous works include 'Offending the Audience' (the premiere of which was directed by Claus Peymann) and 'The Goalie's Anxiety at the Penalty Kick' (which was filmed by Wim Wenders).

Mother nature meant well when she created Carinthia, Austria's sunny south. Numerous unpolluted, warm bathing lakes await visitors here in the middle of the Alps. So do mountains, ranging from the mighty three-thousanders to the gentle Nock Mountains. From their peaks, the view roams over country that is characterised by the cultural diversity of the Alpe-Adria region, by the mild and sunny climate on the southern side of the Alps and by people who greet their guests cheerfully, openly and with a large helping of joie de vivre.

## MAiN FEATURES:

- 125m<sup>2</sup> of living space
- 1100m<sup>2</sup> plot
- 4 Bedrooms
- 2 Bathrooms
- Private Parking
- Private Garden
- Stunning Views
- Close to essential amenities such as supermarkets and pharmacies
- Close to many excellent bars and restaurants
- Great base from which to discover other fantastic areas of Austria
- Many excellent sports facilities, walking and cycling areas nearby
- Rental Potential through Airbnb and Booking.com



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## Commun

Chambres: 4  
Salle de bains: 2  
Pied carré fini: 125 m<sup>2</sup>  
Dimensions du lot: 1100 m<sup>2</sup>

## Lease terms

Date Available:

## Information additionnelle

Lien URL du site web: [http://www.arkadia.com/UAJM-T2178/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/UAJM-T2178/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 18703-es5553878

