

HOUSE, 8111 GRATWEIN-STRASSENGEL

## Sunny terrace house with garden, swimming lake close-by

Object number: LREE1

[View and rent online](#)

<b>Period</b>	17/06/ - 17/07/2025
<b>Number of persons</b>	2
<b>Total incl. VAT.</b>	€ 1.676,36
<b>Security deposit</b>	€ 1.300,00

Sunny, cosy terrace house north-west of Graz. Timber wood construction with top room layout, renovated in 2021. Pure privacy with garden, carport, charging station, solar power and quiet, green neighbourhood. Natural swimming lake only 2.5 km away!



### Living space

120m²



### 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



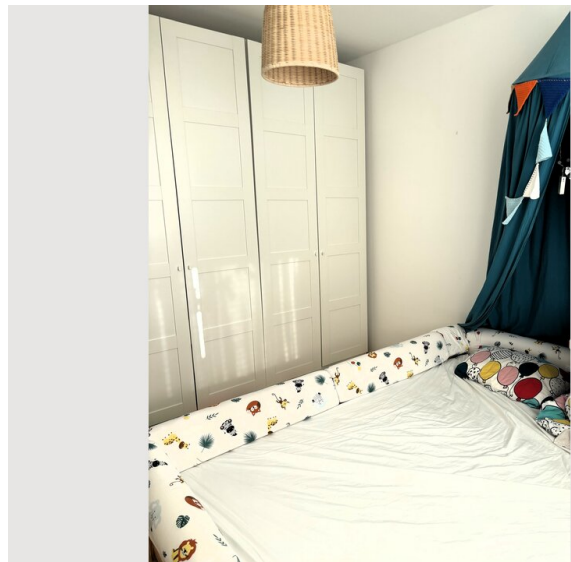
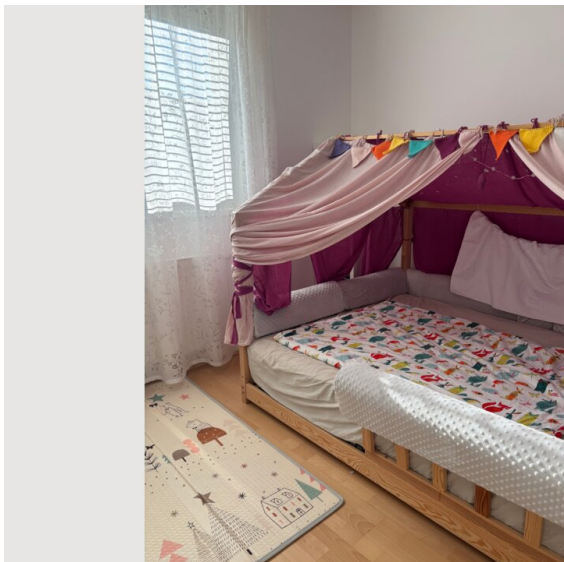
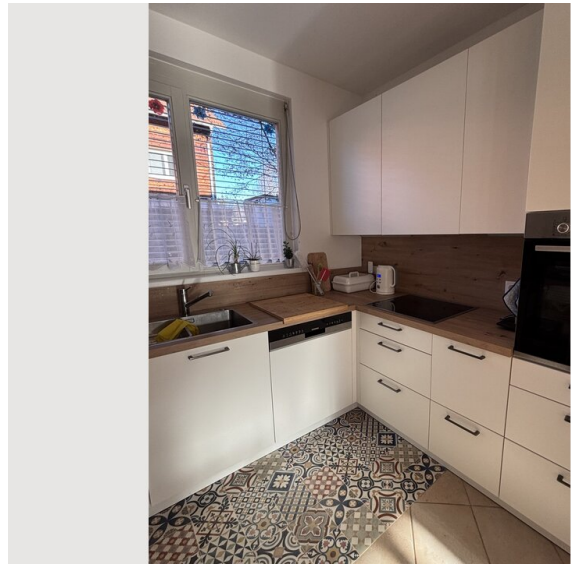
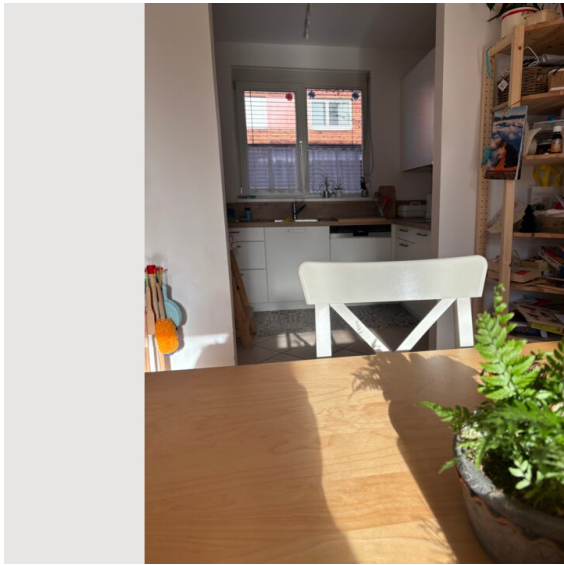
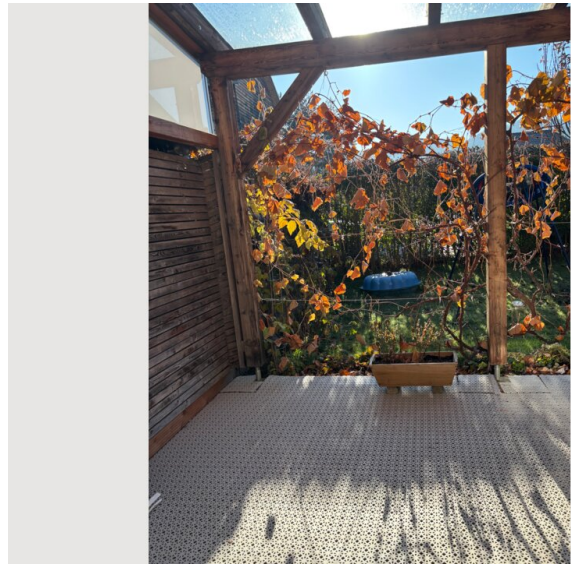
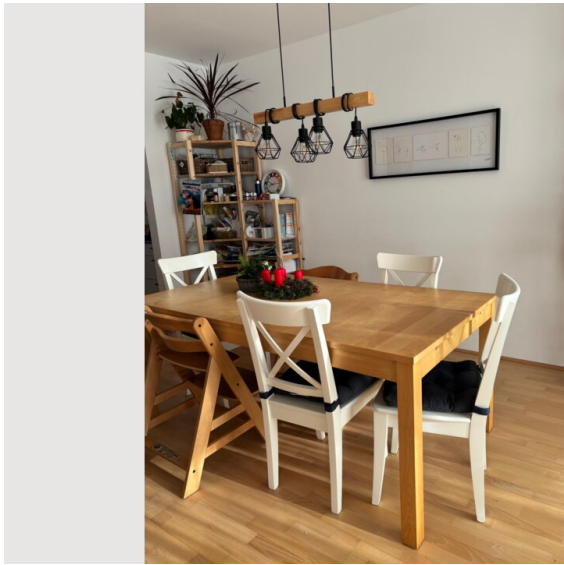
### Kitchen

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

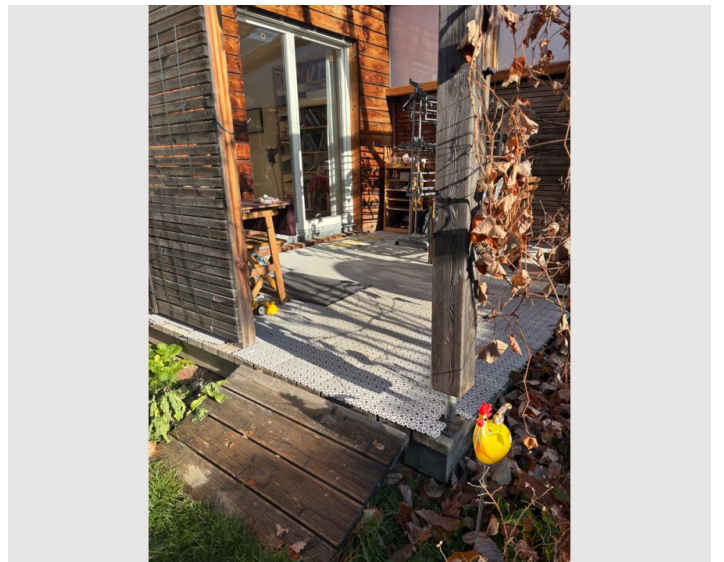
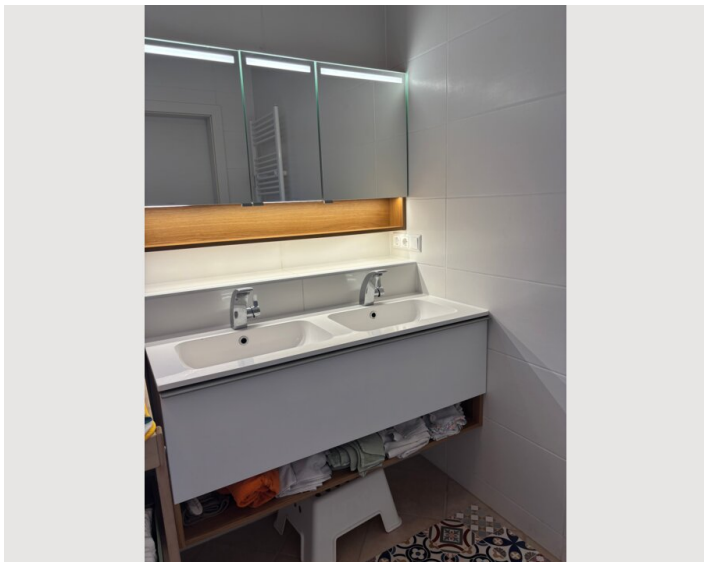
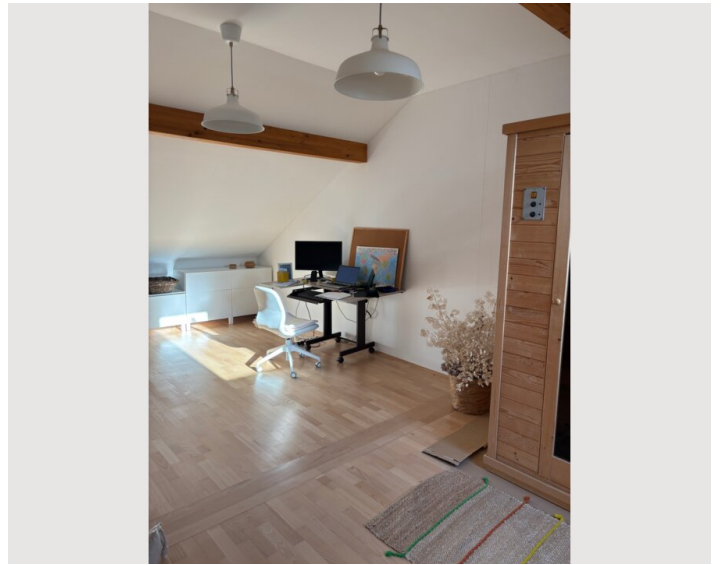
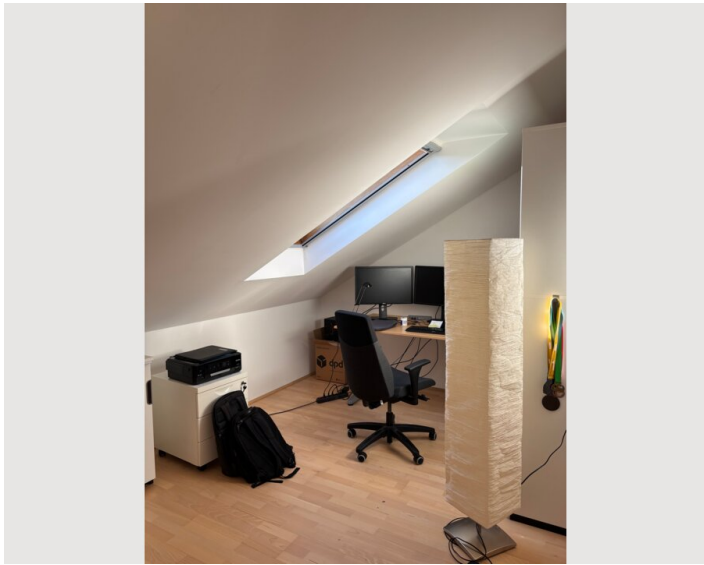
## Informations

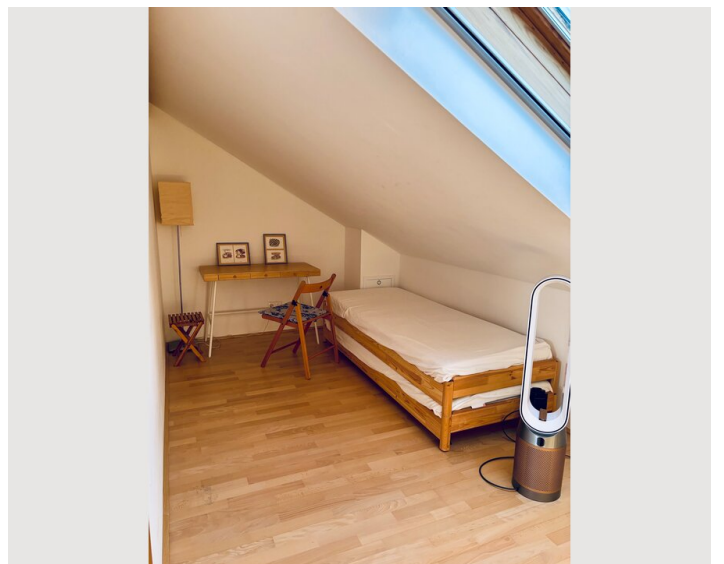
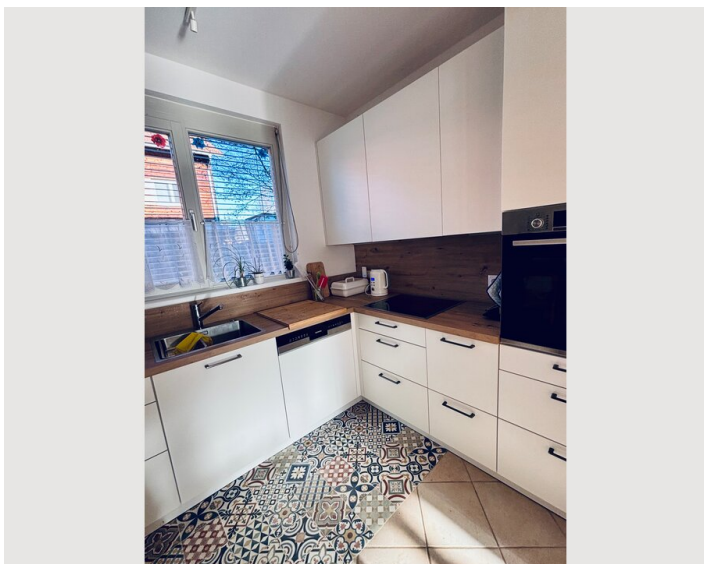
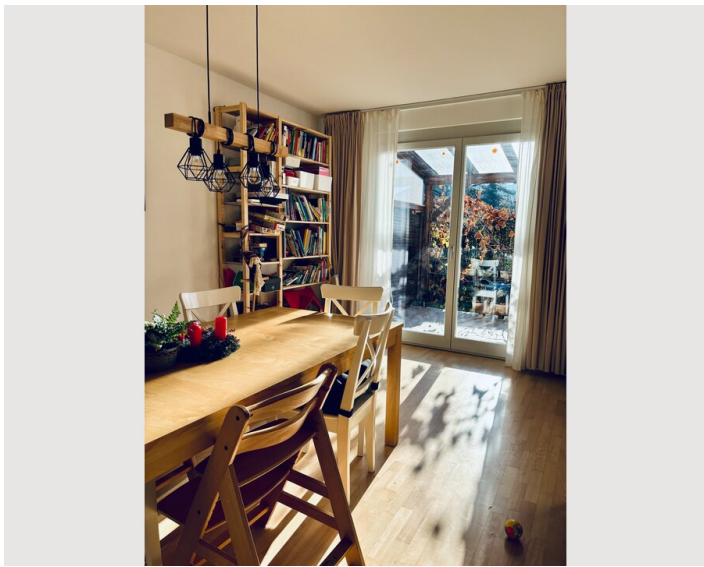
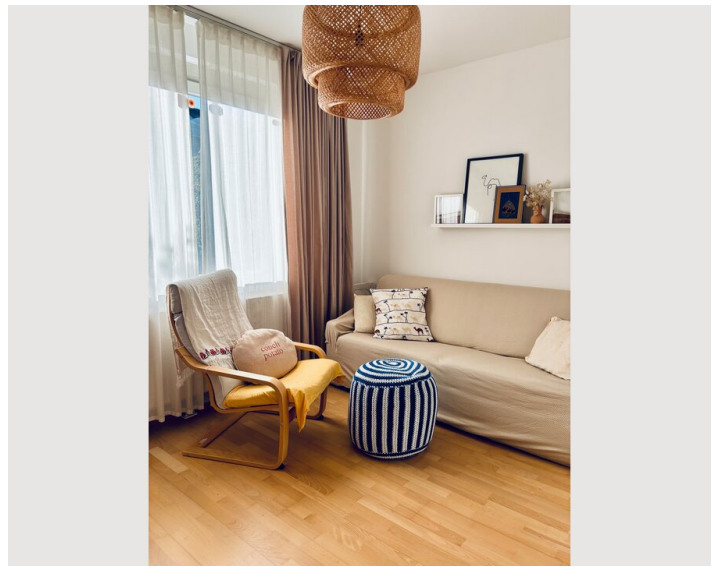
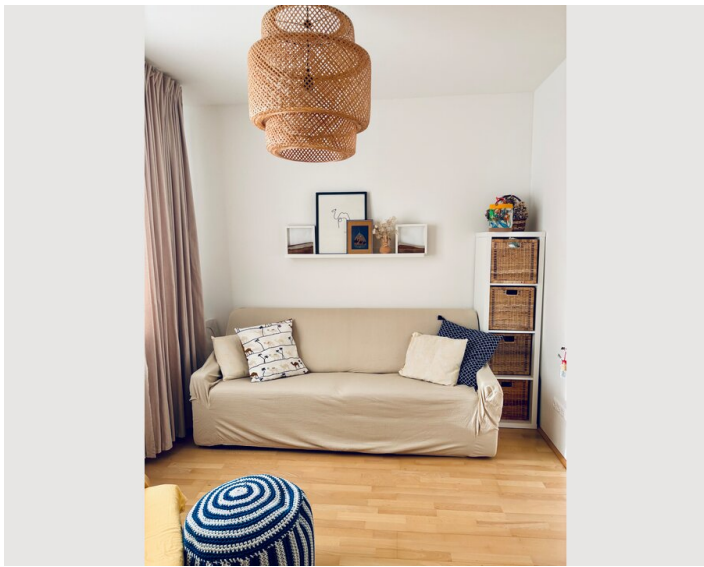
- Suitable for children
- Desk/Workplace
- Pets on request
- Bicycle room free of charge
- Free short-term parking zone
- Private entrance
- Regular cleaning at extra cost

## Picture gallery

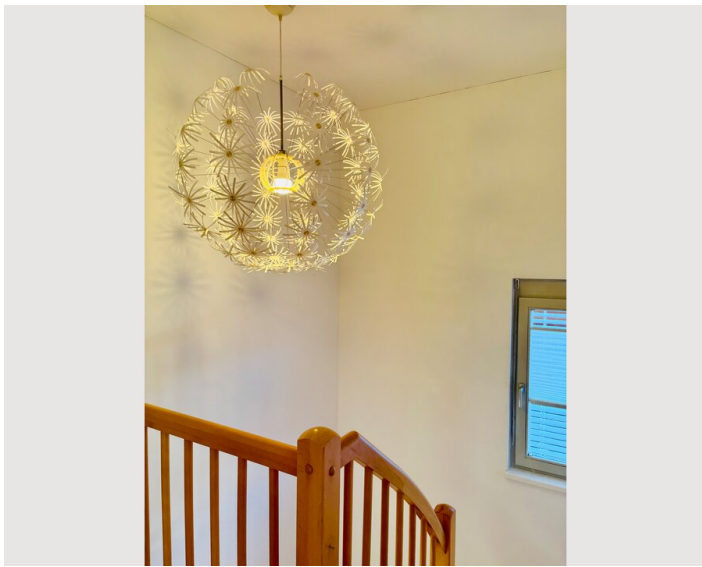





















### Infrastructure

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

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- natural swimming lake "Bad Weihermühle": only 10 min. by bike
  - 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

