

Abode2



PROPERTY OF THE WEEK

14.10.19

Bavarian Rhapsody

Quintessentially Estates, the world's only global lifestyle real estate company, brings an ideal example of a Bavarian manor farm in Passau to the market, originating from the 16th century that has been transformed into a 21st-century oasis of well-being.

The estate, located at the summit of an elevation, provides an incomparable view of the Bavarian forest and the Alps, looking towards Austria and the Czech Republic. The property has a closed courtyard which is surrounded by the farmhouse, barn, stables, and armoury. It features an impressive seven bedrooms, a three-car garage and eight external parking slots. Additionally, the property holds a seminar room, swimming pool, meadow orchard, forest, photovoltaic system, solar thermal energy, central wood-chip heating system, and has its own water supply. Encompassing a

plot of 30.000 sqm/ 300 acres and living space and useable area of 1.240 sqm, the property is priced at €5.4 million.



Following two years of extensive remodelling, renovation and reconstruction works (2009-2011) all of the buildings are of the highest technical standards and are particularly unique for this building type with a spacious open plan layout and a lot of natural light and reference to the surrounding environment. During the course of remodelling, almost all of the historic wooden beams have been reused and preserved.

Located 15 minutes by car outside the picturesque university town of Passau, the property has all the advantages of a city combined with the rural surroundings of the estate. During warmer months, there are extensive opportunities to hike, cycle, or walk through the beautiful countryside. In months where snow is present, cross-country ski trails can be found almost on the doorstep, and with several downhill ski runs just 30 km away, there is a clear invitation to pursue a variety of winter sports; a dream come true for any outdoor sports enthusiast.

The distance to the river Danube is 5 minutes away by vehicle, providing numerous water sport possibilities. The nearby town of Vilshofen, a short 20-minute drive, offers not only cultural and culinary pleasure but also a marina and a small airfield – ideal for any boat or plane owner.



Patricia Greissl, Managing Director of Quintessentially Estates' Germany office, comments: "We are devoted to our clients' satisfaction by adding personal value in finding the perfect home or ideal property investment. We know Germany is an increasingly attractive destination for international families to retire and benefit from world-leading healthcare, natural recreational, and wellness facilities. Especially Bavaria is expected to grow by another 500,000 inhabitants until 2037, which is strongly influenced by a growing community of foreign nationals, every 4th inhabitant has a migration background. "

Penny Mosgrove, CEO of Quintessentially Estates, comments: "There has been increasing interest and enquiries from our clients for prime property in Germany, and this specific renovated 16th-century property in Passau is one of the most prestigious options in Germany on the market at the moment. It is the ideal property investment for a family to pursue the ultimate dream of a happy life."