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LIGHT FLOODED, BEAUTIFUL 5-ROOM-APARTMENT WITH BIG LOGGIA IN FANTASTIC POSITION, DIRECTLY AT THE THERMAL SPA "ST. KATHREIN" AND NEARBY THE SLOPES

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BACH / BAD KLEINKIRCHHEIM / CARINTHIA / AUSTRIA

ETW-BKK-58

DESCRIPTION

Here we offer you a large apartment in modern country house style, which has 4 bedrooms, 2 bathrooms, 3 toilets, a spacious living-dining area with a large kitchen and a loggia in a sunny south-facing orientation.

In case of purchase following additional expenses become due from the purchase price:
3,5 % tax on real estate transactions, 1,1 % free for the land register entry, 3,0% commission + 20 % tax, contract-establishment-cost for notary or lawyer

The data presented come from the owner and/or third parties and are collected with care. However, no liability is assumed for the correctness and completeness. Figures may optionally be rounded or estimated. The statement of intent is non-binding. Errors and changes are reserved.

This beautiful apartment is located on the second floor or last floor (without elevator) of a small, well-kept residential complex that was adapted and renovated around 2010.

This spacious 5-room apartment consists of two residential units, which were connected to one another through a wall opening with a large sliding glass door. You can easily separate these two units from each other. The large viewing loggia extends almost over the entire south side of the building and offers plenty of space and a great view of the thermal baths, the slopes and the surrounding landscape.

POSITION	**Bad Kleinkirchheim - Bach** This small residential complex is in the center of Bad Kleinkirchheim and is literally adjacent to the St. Kathrein thermal baths. The ski slopes and the Maibrunnbahn are in close walking distance. The location is traffic-calmed, relatively quiet and beautiful.
FLOOR OF THE APARTMENT	second/last floor
LIFT	no
SIZE OF LIVING AREA AND USABLE SPACE	ca. 115,43 sqm plus loggia
LOGGIA	- ca. 17,45 sqm - south facing
ROOMS	5
BEDROOMS	4 – one of these has its own bathroom
BATHROOMS	2

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WC SEPARATELY	1 with basin
FURNISHING	built-in furniture
HEATING	electric heating
CELLAR	2 cellar rooms in the basement
PARKING PLACE	3 free parking places
STATE	very good, modern, newly
AVAILABILITY	on request
ENERGY CERTIFICATE	HWB 128,5 kWh/m²a, fGEE 1,33
PURCHASE PRICE	€ 468.000,00 including the kitchen and built-in furniture

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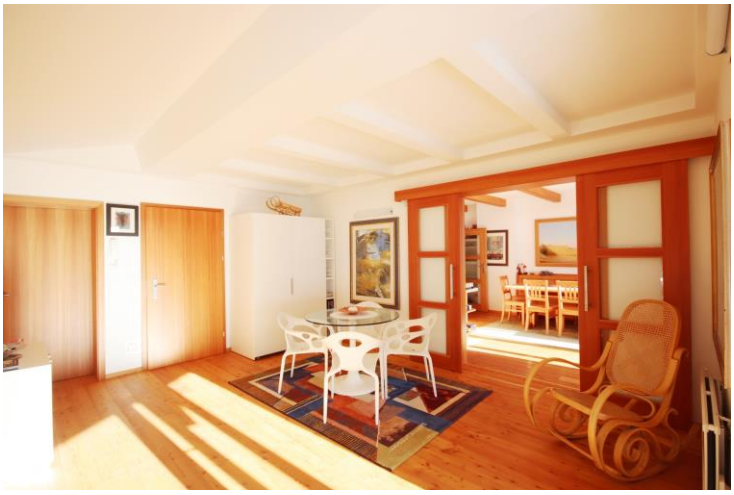

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