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CHARMING FLAT IN SUNNY AND QUIET LOCATION WITH PANORAMIC BALCONY AND CLOSE TO SKI SLOPES AND THERMAL BATHS

(Haus 19, Wohnanlage Nr. 2, TOP 19/1, WE 12)

BAD KLEINKIRCHHEIM / BACH / CARINTHIA / AUSTRIA



ETW-BKK-Haus 2-Top 1-WE 12

DESCRIPTION

For sale is a beautiful light filled fully furnished appartement with a large balcony with views to the southwest, two bedrooms and two bathrooms, open plan living room with fully fitted kitchen.

This fully furnished flat is located on the ground floor or 1st floor and has a spacious balcony. A garage parking space or a car parking space can be purchased.

In case of purchase following additional expenses become due from the purchase price:

3,5 % tax on real estate transactions, 1,1 % fee for the land register entry, 3,0% commission + 20 % tax, contract-establishment-cost for notary or lawyer

During the construction of the complex, consideration was given to the use of high-quality building materials and the outdoor facilities were carefully designed with shrubs and trees.

The large distance to the neighbouring houses and the quiet cul-de-sac location distinguishes this property.

The three-room apartment in question with balcony is located on the first floor from the main entrance, on the 1st floor from the garage and faces southwest.

All the equipment of the apartment is of high quality and classic taste.

With solid wooden floorboards, practical custom-made carpenter furniture made of solid wood, the bathrooms are equipped with marble tiles and marble washbasins.

POSITION

Bad Kleinkirchheim – Centre

The location is idyllic, sunny, traffic-calmed and quiet due to the No through road!

The ski lifts or mountain railroads and the spa can be reached on foot in a few minutes.

Distances from the residence to

Therme St. Kathrein	-	approx. 500 meters
Skilift Sonnwiesenbahn	-	approx. 150 meters
Skilift Maibrunnbahn	-	approx. 450 meters
Tourist office	-	approx. 500 meters

Bad Kleinkirchheim is known beyond national borders and is a popular hiking, skiing, golf and spa resort. Bad Kleinkirchheim is located in the mountains Nockberge and offers an interesting tourist programme for young and old all year round.

Bad Kleinkirchheim has all the infrastructural facilities that are important for everyday life, such as restaurants, supermarkets, doctors, a pharmacy and public transport.

The Römerbad and the St. Kathrein Therme, which are at the same time family baths, spa baths and health world in one, have only recently been modernised and offer wellness at a high level.

The World Cup resort with over 103 kilometres of pistes comes up trumps with many hours of sunshine and a charming atmosphere.

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Whether horse-drawn carriage rides, ice skating, skiing, snowboarding, cross-country skiing, tobogganing, winter hiking, snowshoe hiking or ice skating, winter in Bad Kleinkirchheim and the Nockberge mountains is as multifaceted as the wishes and demands of the guests themselves. Afterwards, numerous rustic huts around Bad Kleinkirchheim invite you to warm up by the fireplace.

Due to the mild climate, the altitude and the shady trees, this place enjoys great this place is also very popular in the height of summer.

Lake Millstattattersee can be reached in about 15 minutes by car, Lake Brennsee in about 15 minutes by car, Lake Ossiachersee in about 40 minutes by car and Lake Wörthersee in about 50 minutes by car.

ELEVATOR	no
LIVING SPACE	approx. sqm 65,29
ROOMS	3
BALCONY	1
AVAILABILITY	immediately
ENERGY CERTIFICATE	HWB 71,6 kWh/m ² a, fGEE 1,02
PURCHASE PRICE	€ 295.000,00 additional cost for a parking space
	Costs for garage parking space € 12.000,00
	Costs for car parking space € 7.000,00

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The data presented comes from the owner and/or third parties and have been 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.