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BIC: BFK KAT 2K IBAN: AT 881 700 000 153 181 500

TASTEFUL 3-ROOM-APARTMENT WITH ATTIC AND BALCONY IN BEAUTIFUL, QUIET, PANORAMIC SETTING

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BAD KLEINKIRCHHEIM / BACH / CARINTHIA / AUSTRIA



ETW-BKK-108

DESCRIPTION

This beautiful and fully equipped duplex apartment has around 61 sqm of usable space and is spread over two levels. It consists of an open-plan living room with integrated kitchen, 2 bedrooms, a balcony with a view and a garage parking space and is located on the 2nd floor of a modern apartment complex in the popular district of Bach.

POSITION

Bad Kleinkirchheim - Bach

The apartment complex is situated in a sunny and quiet location in Bach. There are various restaurants and bars within walking distance. The Maibrunnbahn cable car and the popular St. Kathrein thermal spa are also just a stone's throw away.

The tourist resort of Bad Kleinkirchheim is located in the Nockberge mountains at 1,100 metres above sea level and is a popular hiking, skiing, golf and climatic health resort.

In case of purchase following additional expenses are due calculated on the basis of the purchase price:

3,5 % property transfer tax, 1,1 % Land Register registration fee (title to property), 3,0% real estate brokerage commission plus 20 % VAT, costs of drafting of purchase agreement by the commissioned notary or lawyer.

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.

Bad Kleinkirchheim is divided into three cadastral municipalities Kleinkirchheim, Sankt Oswald and Zirkitzen, which comprise nine villages (Aigen, Bach, Kleinkirchheim, Obertschern, Untertschern, St. Oswald, Staudach, Rottenstein and Zirkitzen). The highest point of the municipality is the peak of the Kolmnock (2331m). North of the villages of Kleinkirchheim and St. Oswald, part of the municipality belongs to the Biospährenpark Salzburger Lungau and Kärntner Nockberge. The only transport connection to Bad Kleinkirchheim leads through the neighbouring municipalities of Radenthein in the west and Reichenau in the east. Bad Kleinkirchheim borders on Krems to the northwest and Feld am See to the southwest.

The sunny skiing area of the Nockberge has 24 ski lifts and cable cars, 103 kilometres of pistes, 34 wide ski runs and slopes and 1 Kaiserburg bobsleigh.

The Römerbad and the St. Kathrein Therme offer wellness and recreation at a high level.

The beautiful hiking and skiing areas, Turrach, Falkert, Sirnitz, Hochrindl, can each be reached in about 20 minutes by car.

The pictorial Millstätter See is located between the forested Nockberge mountains, about 20 minutes by car from Bad Kleinkirchheim. It is the second largest and even the deepest and most water-rich lake in Carinthia and reaches up to 26 degrees. The largest towns on Lake Millstatt are Seeboden, Millstatt and Döbriach.

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SIZE OF LIVING AREA AND USABLE SPACE	60,86 sqm
ROOMS	3
ROOM LAYOUT	<u>Entrance floor</u> : open living area with integrated kitchen and dining area, entrance, bathroom (sink, shower, wc), bedroom <u>Upper floor</u> : Gallery, bedroom, WC (sink, bidet)
HEATING	Biomass district
PARKING PLACE	1 garage space
AVAILABILITY	Immediately
ENERGY CERTIFICATE	HWB 110 kWh/m ² , fGEE 2,19
PURCHASE PRICE	€ 280.000,00

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