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**Bank für Kärnten und Steiermark**

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# FETCHING 4-ROOM APARTMENT WITH ATTIC AND BALCONY IN QUIET SKI-IN & SKI-OUT LOCATION

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**BAD KLEINKIRCHHEIM / BACH / CARINTHIA / AUSTRIA**



ETW-BKK-553

## DESCRIPTION

Here we offer you a particularly beautiful and spacious 4-room apartment with a large, covered balcony area in a very quiet and idyllic location in Bach, in the center of Bad Kleinkirchheim, near the Franz Klammer downhill run or the Maibrunn lift and the St. Kathrein Therme.

The light-flooded rooms offer a beautiful view of the surrounding area.

**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.

**POSITION**

**Bad Kleinkirchheim – Bach**

Central, quiet, sunny, beautiful elevated sunny and green location!

The small apartment complex is situated in a very quiet and idyllic location near the Maibrunn downhill run and right in the centre of Bad Kleinkirchheim. Here you can easily walk to the ski slopes, the thermal baths and all the infrastructural facilities you need for everyday life, such as restaurants, supermarkets, doctors, a pharmacy and public transport.

The popular tourist resort of Bad Kleinkirchheim is situated in the Nockberge mountains at 1,100 metres above sea level and is a popular hiking, skiing, golfing and hiking, skiing, golf and climatic health resort. Bad Kleinkirchheim is divided into three cadastral communities Kleinkirchheim, Sankt Oswald and Zirkitzen, which comprise nine villages (Aigen, Bach, Kleinkirchheim, Obertschern, Untertschern, St. Oswald, Staudach, Rottenstein and Zirkitzen).

The highest point in the municipality is the summit of the Kolmnock (2331m). North of the villages of Kleinkirchheim and St. Oswald, part of the municipality belongs to the Salzburger Lungau and Carinthian Nockberge Biosphere Park.

The only transport connection to Bad Kleinkirchheim is through the neighbouring communities of Radenthein in the west and Reichenau in the east.

The sun-drenched Nockberge ski area has 24 cable cars and lifts, 103 kilometres of pistes, 34 wide ski slopes and runs and 1 Kaiserburg Bob.

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

In summer, golfers get their money's worth on the 18-hole course with clubhouse and good restaurant, which is embedded in a unique landscape.

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

The picturesque Millstätter See lies between the wooded 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.

**SIZE OF LIVING AREA AND USABLE SPACE**

Approx. 58 sqm + mansard approx. 38 sqm

**ROOMS**

4

**BATHROOMS**

2

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|                           |  |
|---------------------------|--|
| <b>ROOM LAYOUT</b>        | Entrance hall, open-plan living/dining area with access to the balcony, 2 bedrooms, bathroom (shower, WC, bidet and handwash basin); a further bathroom (WC, handwash basin, bidet, washing machine connection);<br><br>Spacious, open staircase in the living/kitchen area to the attic with gallery living area and panoramic window as well as a large bedroom/study; |
| <b>PARKING PLACE</b>      | 1 garage and 1 parking space   |
| <b>AVAILABILITY</b>       | Immediately  |
| <b>ENERGY CERTIFICATE</b> | HWB 117,0 kWh/m <sup>2</sup> , fGEE 1,18   |
| <b>PURCHASE PRICE</b>     | € 390.000,00   |

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