



IMMOBILIEN  
CONSULTING

GESELLSCHAFT M.B.H.

**Kanzlei Villach**

Italiener Straße 40/1/2, 9500 Villach

Tel. +43 4242 / 57 854

Fax. +43 4242 / 55 233

flechl@immobilien-consulting.at

**Mobil: +43 660 / 57 854 00**

**Kanzlei Bad Kleinkirchheim**

Dorfstraße 91, 9546 Bad Kleinkirchheim

Tel. +43 4242 / 57 854

Fax. +43 4242 / 55 233

flechl@immobilien-consulting.at

**Mobil: +43 650 / 30 800 46**

UID-Nr.: ATU 392 310 05, Bezirksgericht Villach, FN 112818 i

**Bank für Kärnten und Steiermark**

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

# WONDERFUL APARTMENT IN CHALET-STYLE WITH TERRACE NEAR THE THERMAL BATHS AND THE SKI SLOPES

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## BAD KLEINKIRCHHEIM / CARINTHIA / AUSTRIA



ETW-BKK-554

**DESCRIPTION**

This very spacious flat has 3 bedrooms and a terrace with a view and is situated on the 1st floor of a well-kept residential complex close to the center.

**POSITION**

**Bad Kleinkirchheim - Zirkitzen**

The apartment complex is located in the district of Zirkitzen, about 2 minutes by car from the centre of Bad Kleinkirchheim. Bad Kleinkirchheim is known beyond national borders and is a popular hiking, skiing, golf and spa resort. The village is located in the Nockberge mountains and offers an interesting tourist programme for young and old all year round.

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

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

Bad Kleinkirchheim and its beautiful surroundings not only offer a wealth of sports and leisure activities in winter, but also in summer there are many opportunities to go for walks, hikes or to make excursions into the beautiful surrounding Nockberge area.

In the Römerbad and in the St. Kathrein Therme, which are at the same time family baths, spa baths and health world in one, you can enjoy wellness at a high level.

In summer, golfers also get their money's worth on the 18-hole course, which is nestled in a unique landscape. You can end the day in the clubhouse with a good restaurant.

The hiking areas Turrach and Falkert can be reached in about 20 minutes by car.

Lake Millstatt can be reached in about 20 minutes by car, Lake Brenn in about 20 minutes by car, Lake Ossiach in about 40 minutes by car and Lake Wörthersee in about 50 minutes by car.

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<b>SIZE OF THE LIVING AREA</b>	Approx. 90 sqm
<b>ROOMS</b>	4
<b>BATHROOMS</b>	2
<b>ROOM LAYOUT</b>	Hall, two bedrooms, bathroom, living-dining room with kitchen and exit to the balcony. A wooden staircase leads to the attic with bedroom and bathroom.;
<b>PARKING</b>	2 garage parking spaces
<b>AVAILABILITY</b>	Immediately
<b>ENERGY CERTIFICATE</b>	HWB 55 kWh/m <sup>2</sup> , fGEE 0,89
<b>PURCHASE PRICE</b>	€ 460.000,00

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