



... SKI-IN & SKI-OUT

PLEASANT 3-ROOM-APARTMENT WITH BALCONY CLOSE TO FRANZ-KLAMMER-ABFAHRT – SKI-IN & SKI-OUT

BAD KLEINKIRCHHEIM / BACH / CARINTHIA / AUSTRIA



ETW-BKK-90

DESCRIPTION

This beautiful, daylight-flooded 3-room apartment with a large, covered balcony is situated in a very quiet and central location in Bach, right in the centre of Bad Kleinkirchheim, close to the Franz Klammer downhill run, the Maibrunn lift and the St. Kathrein thermal spa.

The furniture, a garage and a free car parking space are part of the property for sale.

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 located in the Nockberge mountains at 1,100 metres above sea level and is a popular hiking, skiing, golf and health resort. 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 leads 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 bobsleigh.

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

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

The picturesque Millstätter See lies between the wooded Nockberge mountains, around 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

61,19 sqm

ROOMS

3

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BATHROOMS	2
ROOM LAYOUT	Entrance, spacious living/dining area with kitchen and access to the balcony, 2 bedrooms, bathroom (shower, WC, bidet, handwash basin, washing machine connection), bathroom (shower, WC, handwash basin), storage room;
PARKING	1 car garage and 1 car parking
AVAILABILITY	Immediately!
ENERGY CERTIFICATE	HWB 110,2 kWh/m ² , fGEE 2,19
PURCHASE PRICE	€ 295.000,00

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4



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