



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 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

BEAUTIFUL 4-ROOM-GARDEN APARTMENT WITH THREE TERRACES AND 2 GARAGE PARKING SPACES

BAD KLEINKIRCHHEIM / STAUDACH / CARINTHIA / AUSTRIA



ETW-BKK-907

DESCRIPTION

Skiing and cross-country skiing in winter, hikes and walks in the fresh mountain air in summer and relaxing in the thermal baths all year round - that's pure quality of life!

You and your family can enjoy all of this from the comfort of your own exclusively and cozily furnished 4-room apartment, which is located as a garden flat in a small, new residential complex.

The room concept is well thought out and practical. Two spacious garage parking spaces and a storage room are also part of the property.

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 – Staudach

This beautiful residential complex is located in the Staudach district, about 700 metres from the Nockalmbahn-St. Oswald cable car and about 5 minutes by car from the centre of Bad Kleinkirchheim.

The position in the middle of the UNESCO Biosphere Park Nockberge and the immediate proximity to the mountain lift and the ski slope as well as to the thermal baths and the golf course make the location of this property particularly attractive for winter and summer sports or recovery of any kind. 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 kilometers of ski pistes with many hours of sunshine and a charming welcoming atmosphere.

The Römerbad and the St. Kathrein Therme, which are family baths, spa baths and health world in one, offer wellness at the highest level.

The two thermal baths St. Kathrein and Römerbad, which have recently been renovated and rebuilt respectively, offer wellness and bathing fun for young and old almost all year round.

The 18-hole golf course with clubhouse and good restaurant offers golf enthusiasts great opportunities.

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The Turrach skiing area can be reached in about 25 minutes by car and the Falkert skiing area in about 20 minutes by car. Lake Afritz and Lake Millstätter See can also be reached in 20 minutes by car.

SIZE OF LIVING AREA	Approx. 103 sqm
ROOMS	4
BATHROOMS	3
ROOM LAYOUT	Entrance hall, living room, conservatory, kitchen, storeroom, 3 bedrooms, 2 bathrooms (shower, handwash basin, WC, bidet), bathroom (bathtub, handwash basin, WC, bidet)
HEATING	Underfloor heating via liquid gas system, tiled stove in the living room
PARKING	2 Garage parking spaces
AVAILABILITY	Immediately
ENERGY CERTIFICATE	In progress
PURCHASE PRICE	€ 345.000,00

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