



WELL-KEPT 2-ROOM APARTMENT IN A QUIET LOCATION IN THE IMMEDIATE VICINITY OF THE THERMAL BATH KATHREINWITH A VIEW OF THE MAIBRUNN SLOPE

BAD KLEINKIRCHHEIM / BACH / CARINTHIA / AUSTRIA



ETW-BKK-977

DESCRIPTION

This is a light-flooded, fully furnished 2-room-apartment with a sunny balcony and a breathtaking view of the "Maibrunn slope".

POSITION

Bad Kleinkirchheim – Bach

The apartment is in a sunny and quiet location, as it is at the end of a cul-de-sac. The ski lifts, cable cars and the St. Kathrein thermal spa are just a few minutes' walk away.

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 distances from the apartment to some important places:

- St. Kathrein thermal bath: approx. 70 meters
- Maibrunnbahn: approx. 450 meters
- Tourist office: approx. 50 meters

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.

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	Approx. 48 sqm
ROOMS	2
ROOM LAYOUT	Entrance hall, living/dining area with access to the balcony, kitchen, bedroom, bathroom (shower, WC, handwash basin, towel dryer), WC (handwash basin and washing machine connection)
PARKING	General outdoor car park in front of the residential complex
ENERGY CERTIFICATE	HWB 110 kWh/m ² a, fGEE 1,70
PURCHASE PRICE	€ 235.000,00

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.



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.