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

IDEAL CHALET BUILDING PLOT IN THE SKIING-, HIKING AND THERMAL MOUNTAIN AREA

BAD KLEINKIRCHHEIM-ST. OSWALD / OBERTSCHERN / CARINTHIA / AUSTRIA



GRST-BKK-77

DESCRIPTION

This beautiful building plot, idyllically situated on the edge of the forest, is located in an elevated, sun-exposed panoramic position at the end of a traffic-calmed cul-de-sac in the popular district of Obertschern.

POSITION

Bad Kleinkirchheim – Obertschern

The property is situated in a beautiful, sunny panoramic location between Bad Kleinkirchheim and St. Oswald in the popular district of "Obertschern", which is only a few minutes' drive from the centre of Bad Kleinkirchheim.

The 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 climatic health resort.

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 is divided into three cadastral municipalities Kleinkirchheim, Sankt Oswald and Zirkitzen, which comprise nine villages (Aigen, Bach, Kleinkirchheim, Obertschern, Untertschern, St. Oswald, Staudach, Rottenstein and Zirkitzen). The highest point of the municipality is the peak of the Kolmnock (2331m). North of the villages of Kleinkirchheim and St. Oswald, part of the municipality belongs to the Biospährenpark Salzburger Lungau and Kärntner Nockberge. The only transport connection to Bad Kleinkirchheim leads through the neighbouring municipalities of Radenthein in the west and Reichenau in the east. Bad Kleinkirchheim borders on Krems to the northwest and Feld am See to the southwest.

The sunny skiing area of the Nockberge has 24 ski lifts and cable cars, 103 kilometres of pistes, 34 wide ski runs and slopes and 1 Kaiserburg bobsleigh.

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

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

The pictorial Millstätter See is located between the forested 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. The largest towns on Lake Millstatt are Seeboden, Millstatt and Döbriach.

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SIZE OF THE LAND	1.000 m ²
LAND USE DESIGNATION	Building land – village area
CONNECTIONS	Completely
PURCHASE PRICE	€ 210.000,00

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