



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

# CHARMING COUNTRY HOUSE WITH GARAGE AND SAUNA NEAR THE SKI SLOPE IN QUIET LOCATION

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**BAD KLEINKIRCHHEIM / OBERTSCHERN / CARINTHIA / AUSTRIA**



H-BKK-98

## DESCRIPTION

This beautiful country house in a traditional, classic rustic chalet style is located near the ski slopes in a traffic-calmed cul-de-sac in the popular district of Obertschern in the ski and spa community of Bad Kleinkirchheim in the Nockberge mountains.

Originally built around 1982, the property was acquired by the current owner around 2002 and thoroughly renovated and modernised. Various furnishing elements were harmoniously and stylishly coordinated with great attention to detail.

**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 – Obertschern**

The country house is situated at approx. 1,154 m above sea level in an exclusive chalet villa development, in a traffic-calmed cul-de-sac.

The Obertschern district is particularly popular due to its quiet, sun-exposed panoramic location and proximity to the ski pistes.

The centre of Bad Kleinkirchheim is approx. 5 minutes away by car. Here you will find all the infrastructural facilities you need for everyday life (doctors, pharmacy, banks, local shops, restaurants).

The entire Nockberg region, especially Bad Kleinkirchheim, is known beyond the national borders and offers an interesting tourist programme for young and old all year round. The entire beautiful area offers a wealth of sports and leisure activities not only in winter, but also in summer there are many opportunities for walking, hiking or excursions into the beautiful surrounding Nockberge region.

Im Römerbad und in der St. Kathrein Therme, die gleichzeitig Familienbad, Kurtherme und Gesundheitswelt in einem sind, können Sie Wellness auf hohem Niveau genießen.

In summer, golfers also get their money's worth on the 18-hole course, which is embedded in a unique landscape. You can round off the day in the clubhouse with its excellent restaurant.

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

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

**SIZE OF THE PLOT**

Approx. sqm 600 sqm

**YEAR OF CONSTRUCTION**

Approx. 1982

**SIZE OF THE LIVING AREA**

Approx. 147 sqm plus boiler and tank room

**BATHROOMS**

2

**ROOM LAYOUT**

Ground floor: entrance area, eat-in kitchen, living room

Upper floor: 2 bedrooms, bathroom (handwash basin, bathtub, bidet and WC) and toilet (handwash basin and bidet)

Basement: bedroom, sauna room, utility room

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<b>PARKING</b>	Garage, sufficient outdoor parking spaces on own property
<b>ADDITIONAL BUILDING</b>	Garage building with ski storage
<b>ENERGY CERTIFICATE</b>	HWB 168,7 kWh/m <sup>2</sup> a, fGEE 1,99
<b>AVAILABILITY</b>	Immediately
<b>PURCHASE PRICE</b>	€ 680.000,00

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