

Kitzbühel – Kitzbühel

## Light-flooded chalet near the golf course.

Objektnummer: 0441279



MIETPREIS: 4.600 EUR • WOHNFLÄCHE: ca. 162 m<sup>2</sup> • ZIMMER: 7

Objektnummer: 0441279 - 6370 Kitzbühel – Kitzbühel

- Auf einen Blick
- Die Immobilie
- Auf einen Blick: Energiedaten
- Ein erster Eindruck
- Ausstattung und Details
- Alles zum Standort
- Weitere Informationen
- Ansprechpartner

Objektnummer: 0441279 - 6370 Kitzbühel – Kitzbühel

## Auf einen Blick

Objektnummer	0441279	Haus	Chalet
Wohnfläche	ca. 162 m <sup>2</sup>	Bauweise	Massiv
Dachform	Satteldach	Nutzfläche	ca. 0 m <sup>2</sup>
Bezugsfrei ab	nach Vereinbarung	Ausstattung	Terrasse, Gäste-WC, Sauna, Kamin, Einbauküche, Balkon
Zimmer	7		
Schlafzimmer	4		
Badezimmer	3		
Baujahr	2021		
Stellplatz	2 x Carport, 1 x Freiplatz		

Objektnummer: 0441279 - 6370 Kitzbühel – Kitzbühel

## Auf einen Blick: Energiedaten

Heizungsart	Fußbodenheizung
Befuerung	Gas

Objektnummer: 0441279 - 6370 Kitzbühel – Kitzbühel

## Die Immobilie



Objektnummer: 0441279 - 6370 Kitzbühel – Kitzbühel

## Die Immobilie



Objektnummer: 0441279 - 6370 Kitzbühel – Kitzbühel

## Die Immobilie



Objektnummer: 0441279 - 6370 Kitzbühel – Kitzbühel

## Die Immobilie





Objektnummer: 0441279 - 6370 Kitzbühel – Kitzbühel

## Die Immobilie



**Ihre Immobilienspezialisten**  
in Kitzbühel und Umgebung.  
Für Sie in den besten Lagen.



Objektnummer: 0441279 - 6370 Kitzbühel – Kitzbühel

## Ein erster Eindruck

This charming chalet in Kitzbühel is just a stone's throw away from the popular Schwarzsee lake. The luxurious accommodation is situated in a beautiful and sunny location, allowing you to enjoy the surrounding mountains. Upon entering the property, you are immediately greeted by the charming entrance area. On this level there are two spacious bedrooms, both with en-suite bathrooms and access to a private terrace. A staircase leads to the upper floor with a spacious living and dining area which, thanks to large windows, gives the room a pleasant ambience. This level is fully furnished and has high-quality kitchen appliances from Gaggenau and Bora. In addition, this level offers two balconies and a spacious terrace, ideal for relaxing evenings outdoors. A guest toilet and the open exposed roof truss complete this floor. In the basement, a cozy wellness area with sauna invites you to relax, while a hobby room and other practical facilities such as additional storage space and a relaxation room ensure your comfort. This property is rounded off with two carport parking spaces and a further outdoor parking space.

Objektnummer: 0441279 - 6370 Kitzbühel – Kitzbühel

## Ausstattung und Details

- wellness area
- within walking distance of the golf course
- high quality equipment
- exposed roof truss
- open fireplace
- high-quality carpentry work

Objektnummer: 0441279 - 6370 Kitzbühel – Kitzbühel

## Alles zum Standort

Kitzbühel lies at the foot of the Hahnenkamm and the Kitzbüheler Horn and is considered one of the most important winter sports centers in Austria. Together with the ski slopes and lifts in neighboring Kirchberg in Tirol, Jochberg and Pass Thurn, Kitzbühel has one of the largest interconnected ski areas in Austria. In summer, there are over 100 km of mountain bike trails and over 500 km of hiking trails. Other attractions include six tennis courts and four golf courses, the Kitzbühel swimming pool and the famous Schwarzsee lake. Not forgetting, of course, the highlight of the year, the Hahnenkamm race. Kitzbühel is also known as the town of chamois and is of course particularly popular with the jet set.

Objektnummer: 0441279 - 6370 Kitzbühel – Kitzbühel

## Weitere Informationen

The information on the property is provided on behalf of our client and serves as initial information. No liability is assumed for the correctness and completeness of the information. Overview of additional costs for the buyer of a property 3.5 % land transfer tax 1.1 % land register entry fee (title) Costs of drawing up the purchase contract and execution in the land register according to agreement within the framework of the tariff regulations of the respective contracting agent plus cash expenses for notarizations, etc. 3.6 % brokerage fee ( incl. 20 % VAT ) LIABILITY: We would like to point out that the property information, documents, plans etc. passed on by us originate from the seller or landlord. We therefore accept no liability for the accuracy or completeness of the information. It is therefore the responsibility of our customers to check the correctness of the property information and details contained therein. All real estate offers are non-binding and subject to errors, prior sale and rental or other interim utilization. OUR SERVICE FOR YOU AS THE OWNER: If you are planning to sell or let your property, it is important for you to know its market value. Have the current value of your property professionally assessed by one of our real estate specialists free of charge and without obligation. Our nationwide and international network enables us to bring sellers or landlords and interested parties together in the best possible way.

Objektnummer: 0441279 - 6370 Kitzbühel – Kitzbühel

## Ansprechpartner

Weitere Informationen erhalten Sie über Ihren Ansprechpartner:

Gabriele Paas & Andreas Paas

---

Im Gries 19 Kitzbühel  
E-Mail: [kitzbuehel@von-poll.com](mailto:kitzbuehel@von-poll.com)

*To Disclaimer of von Poll Immobilien GmbH*

---

[www.von-poll.com](http://www.von-poll.com)