

Kitzbühel – Kitzbühel

# Light-flooded chalet near the golf course.

*Property ID: 0441241*



**PURCHASE PRICE: 3.370.000 EUR • LIVING SPACE: ca. 162 m<sup>2</sup> • ROOMS: 7**

Property ID: 0441241 - 6370 Kitzbühel – Kitzbühel

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## At a glance

Property ID	0441241	Purchase Price	3.370.000 EUR
Living Space	ca. 162 m <sup>2</sup>	Commission	3,60% des Kaufpreises inkl. 20% MwSt.
Roof Type	Gabled roof	Condition of property	First occupancy
Rooms	7	Construction method	Solid
Bedrooms	4	Equipment	Terrace, Guest WC, Sauna, Fireplace, Built-in kitchen, Balcony
Bathrooms	3		
Year of construction	2021		
Type of parking	2 x Car port, 1 x Outdoor parking space		

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## Energy Data

Type of heating	Underfloor heating
Power Source	Gas
Energy information	At the time of preparing the document, no energy certificate was available.

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## The property



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## A first impression

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.

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## Details of amenities

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

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## All about the location

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.

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## Other information

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.

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## Contact partner

For further information, please contact your contact person:

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