

Ellmau – Ellmau

Ski-in / Ski-out country house on the edge of the forest above the Ellmau rooftops

Property ID: 0441219



PURCHASE PRICE: 3.490.000 EUR • LIVING SPACE: ca. 250 m² • ROOMS: 5 • LAND AREA: 616 m²

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At a glance

Property ID	0441219	Purchase Price	3.490.000 EUR
Living Space	ca. 250 m ²	Commission	3,60% des Kaufpreises inkl. 20% MwSt.
Roof Type	Gabled roof	Condition of property	Modernised
Rooms	5	Construction method	Solid
Bedrooms	3	Equipment	Terrace, Guest WC, Sauna, Fireplace, Built-in kitchen
Bathrooms	2		
Year of construction	2002		
Type of parking	2 x Garage		

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Energy Data

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

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A first impression

This delightful country house was built in 2002 and impresses with its high-quality construction and excellent condition. A comprehensive modernization took place in 2022, during which the bathrooms, the kitchen, the wellness area and the open fireplace were completely renewed. The usable living space totals a generous 250 m² and is located on a cozy plot on the edge of the forest with around 616 m². On the upper floor of the house there is a kitchen with a bar and high-quality appliances as well as a spacious living room with an open exposed ceiling and a dining area. The homely ambience of this property is emphasized by the wooden floorboards and the open fireplace. A spacious covered terrace invites you to linger and offers the opportunity to enjoy romantic sunsets and a phenomenal view of the Wilder Kaiser. There are three bedrooms and two bathrooms on the first floor. The country house also has a wellness area with sauna and conservatory. There is access to the cozy garden from all areas on the first floor. The double garage and plenty of outdoor parking spaces provide ample room for visitors and family. The tranquillity and the breathtaking view of the Wilder Kaiser massif and the valley guarantee excellent living comfort. The location directly on the ski slope is an absolute highlight for all ski fans.

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Details of amenities

- phenomenal view
- Ski-In / Ski-Out
- exposed roof truss
- open fireplace
- Wellness area with winter garden
- alarm system

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All about the location

The idyllic village of Ellmau is nestled between the Kitzbühel Alps and the Wilder Kaiser mountains. Thanks to its fantastic location, Ellmau is the perfect place for sporting activities in both summer and winter. The Skiwelt Wilder Kaiser offers a varied range of pistes with 90 lifts and gondolas covering 279 km. In summer there are plenty of mountain bike and hiking trails to explore.

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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 accuracy 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

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