

# HOLIDAY STUDIO with second home permission in St. Johann in Tirol

apartment for sale in 6380 Sankt Johann in Tirol

Object ID: 8275



Living space ca.: **31 m<sup>2</sup>** - Zimmer: **1** - Purchase Price: **263,000 EUR**



## HOLIDAY STUDIO with second home permission in St. Johann in Tirol

Object ID	8275
Object type	Apartment
Address	(Tirol - St. Johann in Tirol) 6380 Sankt Johann in Tirol Tirol
Apartment number	7
Living space ca.	31 m <sup>2</sup>
Balcony-/Terrace area	5 m <sup>2</sup>
Zimmer	1
Badezimmer	1
Balconies	1
Heizungsart	Central heating
Wesentlicher Energieträger	Local heating networks
Year of construction	1977
Last modernization	2021
Parking spaces	1
Parking space	1 Parking space
Facilities / features	Balcony, Kamin, Outdoor parking space, Shower
Provisionspflichtig	Ja
Buyer's Commission	3 % + 20 % VAT of the purchase price
Purchase Price	263,000 EUR
operating costs	175.00 EUR



# Objektbeschreibung

Sunny view from your balcony into the Tyrolean mountains.

This apartment has a second home status and can therefore also be used as a holiday apartment.

The apartment was partially renovated, the bathroom was completely renewed with all pipes and water heating, flooring was replaced throughout the apartment. The house was completely heat-insulated and equipped with plastic windows and blinds. The apartment is fully furnished, including a new 8K LED TV.

The center is within walking distance in a few minutes.

A general parking space is available directly in front of the apartment building.

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## Equipment

Studio with approx. 31m<sup>2</sup>, hallway, kitchenette, bathroom with shower/WC, balcony, cellar compartment, general parking in front of the house; central heating with district heating; infrared panel

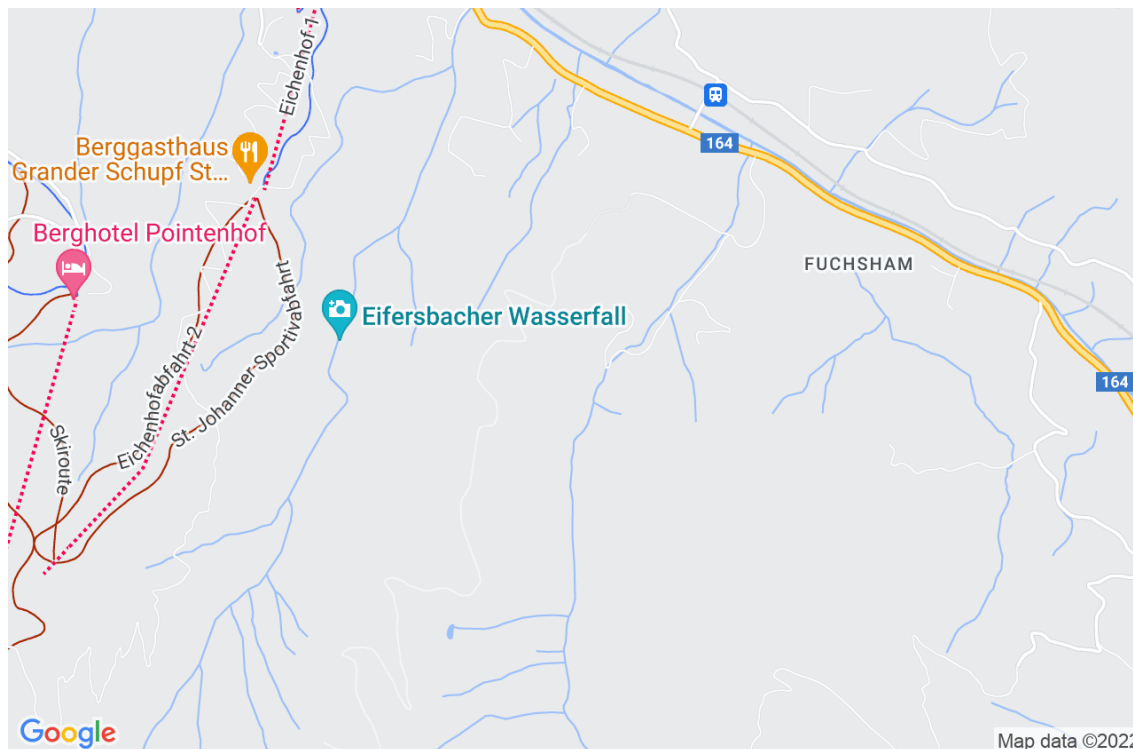


## Location

St. Johann in Tirol is a market town with 9,547 inhabitants (659 m above sea level) in the district of Kitzbühel and is located in a wide basin of the Leukental, surrounded by the often snow-covered peaks of the Kitzbüheler Horn and the Wilder Kaiser. It is one of the larger communities in Tyrol. This is also reflected in the range of activities on offer: a double summer toboggan run ensures plenty of fun on fine days, and for relaxation the Panorama Badewelt St. Johann awaits you in the evenings. A special natural spectacle can be seen in the mountains! In addition to numerous hiking trails, there are also suitable bike paths for mountain bikers. Then in winter, the St. Johann cable cars will take you up to the Kitzbüheler Horn with its 43 kilometers of slopes. The Kitzbühel Alps region is known for its snow reliability and has 66 kilometers of slopes of all levels of difficulty. Cross-country skiing, tobogganing, winter hiking and ice skating are also writ large in St. Johann in Tirol.

Are you more interested in culture than in sports? The Museum Museum St. Johann in Tirol with a contemporary art gallery will introduce you to local history. Regular events also ensure carefree hours: in January the "Koasalauf", one of the largest cross-country races in Europe, in July the summer night festival "Jaggasn" and in August the UCI cycling world cup for seniors. In September, the longest dumpling table in the world is a culinary event. St. Johann in Tirol has its own sports airfield with flying school. Gliding and model flying, parachuting and ballooning are on the program. More about the region: [www.kitzbueheler-alpen.com/de/stjo/region-st-johann-in-tirol](http://www.kitzbueheler-alpen.com/de/stjo/region-st-johann-in-tirol) or [www.skistar.com/de/Skigebiete/st-johann](http://www.skistar.com/de/Skigebiete/st-johann)

Infrastructure: A train station is located in the village. The nearest airports are Innsbruck (98 km), Salzburg (64 km) and Munich (161 km).





Ferienwohnung in St. Johann



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