

Extra ordinary property – SKI IN /SKI OUT – in Westendorf!

Villa for sale in 6363 Westendorf

Object ID: 7060

Living space ca.: **315 m²** - Zimmer: **7** - Purchase Price: **2,950,000 EUR**



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Object ID	7060
Object types	House, Villa
Address	6363 Westendorf Tirol
Etagen im Haus	3
Living space ca.	315 m ²
Grundstück ca.	1,062 m ²
Usable area ca.	221 m ²
Zimmer	7
Schlafzimmer	3
Badezimmer	3
Balconies	2
Terraces	1
Heizungsart	Underfloor heating
Year of construction	2006
Parking spaces	7
Garagen	7 Parking spaces
Facilities / features	Abstellraum, Badewanne, Balcony, Garage, Garden usage, Kamin, Pissoir, Sauna, Shower, Terrace
Provisionspflichtig	Ja
Buyer's Commission	3.6 % (incl. VAT) of the purchase price
Purchase Price	2,950,000 EUR
operating costs	600.00 EUR



Objektbeschreibung

This extravagant property is located in direct distance to the entrance to the Wilder Kaiser - Brixental ski area. Surrounded by a small settlement area with an unobstructed view of the village center, the property offers you plenty of rest and relaxation.

The imposing forecourt of the property can be reached via a private driveway. When entering the house, you are directly in the inviting lobby area with a fireplace, from which you reach the living / dining room, the fully equipped kitchen with small pantry, the master bedroom with a walk-in closet and bathroom en suite as well as the office and the cloakroom area.

On the upper floor you will find a spacious foyer with access to the balcony. This level is divided into two identical bedrooms, each with bathroom en suite, one even with a separate kitchenette, a small chapel and access to the large attic.

In the basement there is a cozy lounge, a wine cellar, a wellness area with whirlpool, two steam saunas, a fitness area and a relaxation area with a small kitchen, the wine cellar as well as the utility room, the technical room and a large storage room.

A passenger elevator opens up the entire property. The building impresses with its unique charm, the high rooms, the stucco work and the high-quality furnishings. A very robust bamboo floor was laid in the bedrooms. The existing video cameras and the alarm system as well as the security windows and a security lock at the entrance door ensure sufficient security. Most of the windows are equipped with an electric fly screen and shutters.

The terrace with adjoining garden area invites you to linger. A small tool shed offers enough space for the garden tools. Two garages are available for your vehicles, one of which has a fully automatic multiparker and numerous free parking spaces.

Equipment

Villa in a quiet and sunny location in Westendorf, 315 m² living space, terrace with adjoining garden and a balcony facing south-west, a balcony - facing east, extravagant architecture, upscale equipment, furniture included in the purchase price, elevator, wellness area with sauna, whirlpool and Fitness room, wine cellar

This property is heated with district heating. A gas connection is available.

energy performance certificate

energy performance certificate

nicht vorhanden

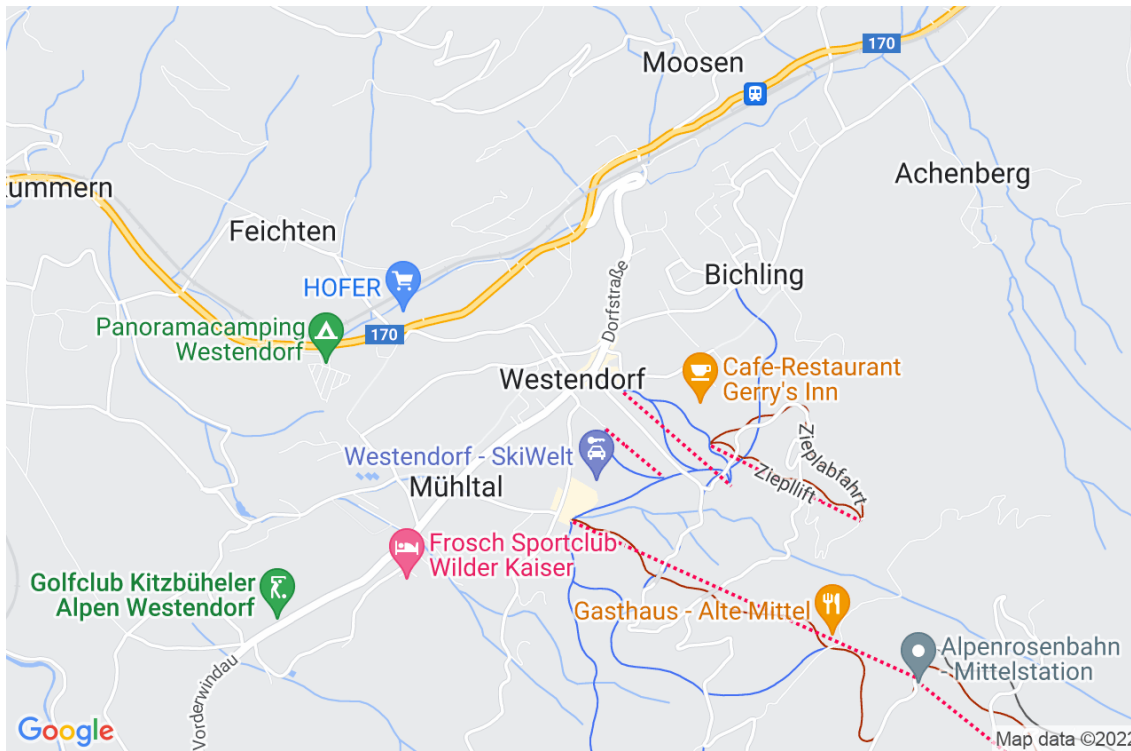


Location

Westendorf (783 m above sea level, 3,620 inhabitants) is located in the Tyrolean Brixental. In winter Westendorf is a popular winter sports resort with numerous ski lifts and slopes. The ski area is part of the Skiwelt Wilder Kaiser Brixental, the largest connected ski area in Austria.

In summer Westendorf is a very good starting point for long hikes and excursions into the mountains of the Kitzbühel Alps.

Infrastructure: A train station is just a few minutes' drive in Westendorf. The nearest airports are: Innsbruck (83 km), Salzburg (89 km) and Munich (161 km).



Wohnraum

Wellnessbereich

Beispiel Wohnen

Wohnzimmer

MySAGE

Beispiel Wohnen



Schlafzimmer

Küche

Esszimmer

Zur Website

