

Top central location: expandable apartment house with business premises

Stadthaus for sale in 6391 Fieberbrunn

Object ID: 8458



Living space ca.: **420 m²** - total area approx.: **613 m²** - Zimmer: **20** - Purchase Price:
2,250,000 EUR



Top central location: expandable apartment house with business premises

Object ID	8458
Object types	holiday home, House, Stadthaus
Address	(Tirol - Fieberbrunn) 6391 Fieberbrunn Tirol
Number of floors in the house	3
Living space ca.	420 m ²
Usable area ca.	420 m ²
total area approx.:	613 m ²
Balcony / Terrace area approx.	6 m ²
Grundstück ca.	600 m ²
Zimmer	20
Badezimmer	7
Balconies	1
Wesentlicher Energieträger	gas
Year of construction	1930
Last modernization	2021
Condition	well looked after
Equipment	gehoben
Heizwärmebedarf (HWB)	112.60 kWh/(m ² ·a) (Klasse D)
energy performance class	C
Parking spaces	10
Parking spaces	10 Parking spaces
Gewerbeflaeche	420
Status	In Vermarktung





Facilities / features	Abstellraum, Als Ferienimmobilie geeignet, Balcony, floorboards, Garden usage, Outdoor parking space, parquet floor, Shower, tiled floor
Subject to commission	Ja
Purchase Price	2,250,000 EUR
operating costs	380.00 EUR



Objektbeschreibung

The large apartment house with approx. 420 m² living space is located in a prominent location of Fieberbrunn. The pedestrian zone as well as other restaurants and stores are in the immediate vicinity.

The building extends over 3 floors and is in very good condition due to repeated modernizations.

On the first floor there is a store with approx. 54 m² and a large vacation apartment with approx. 75 m² living space.

This apartment has 2 bedrooms, an open kitchen with living and dining area, a bathroom with shower and a separate toilet. Also on the first floor there is a ski boot room, a storage room, the boiler room, a WC and the staircase to the upper floors.

On the first floor there are 3 tastefully furnished apartments with about 83 m², 46 m² and 38 m² living space.

By the development of the attic and the so-called pointed floor above, two extremely attractive further apartments with open living/dining area and two bedrooms each have been created, which could well be converted into a more than generous owner's apartment.

Towards the main street there is a large parking lot for up to 9 cars.

All around a well-kept apartment house, in a very good location, attractively renovated and equipped, with a good occupancy rate.

Equipment

GROUND FLOOR :

Business premises (rented) App. with 2 bedrooms, kitchen with dining and living area, bathroom, separate WC;

Store room, boiler room, ski room, laundry room.

UPPER FLOOR:

App. 3 bedrooms, kitchen with dining and living area, bathroom, WC, loggia

App. 2 bedrooms, kitchen with dining and living area, bathroom, WC;

App. 1 bedroom, kitchenette in dining and living area, bathroom, WC

Attic:

2 app. 2 bedrooms, open living and dining area, bathroom, WC

In-house parking for 9 cars, W-LAN in all apartments, storage room;



Location

The village Fieberbrunn is located in the year-round vacation region Pillerseetal. The towns of Kitzbühel and St. Johann i. T. are only a few minutes drive away. In winter, the 5 TOP ski resorts Skizirkus Saalbach Hinterglemm Leogang Fieberbrunn, Hochfilzen, St. Ulrich am Pillersee, St. Jakob in Haus and Waidring offer boundless skiing pleasure. In summer, 3 mountain railroads are in operation and with over 400 km of hiking trails and bike routes, everyone can enjoy pure nature. But also several bathing lakes and outdoor pools, countless bike paths as well as tennis courts and golf courses are in the immediate vicinity.

You can also find out more about the region at:

www.fieberbrunn.at

www.pillerseetal.at

Next airports: Salzburg (~75 km), Innsbruck (~110 km), Munich (~190 km)





Wohnzimmer



Küche

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