

Vacation in a dignified country house style

Apartment for sale in 6314 Wildschönau

Object ID: 9281



Living space ca.: **102.27 m²** - Zimmer: **4** - Purchase Price: **525,000 EUR**



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Object ID	9281
Object type	Apartment
Address	(Tirol - Wildschönau-Niederau) 6314 Wildschönau Tirol
Apartment number	8
Living space ca.	102.27 m²
Usable area ca.	112.64 m²
Balcony / Terrace area approx.	10.37 m²
Zimmer	4
Schlafzimmer	3
Badezimmer	2
Balconies	1
Heizungsart	Central heating
Wesentlicher Energieträger	Öl
Year of construction	2009
Condition	like new
Equipment	gehoben
Parking spaces	1
Parking space	1 Parking space
Available from	by arrangement
Status	In Vermarktung
Facilities / features	Badewanne, Balcony, Garden usage, Outdoor parking space, parquet floor, Passenger lift, Sauna, Shower, Storage room, tiled floor
Subject to commission	Ja





Buyer's Commission 3% + 20% MwSt.

Purchase Price 525,000 EUR

operating costs 120.27 EUR

Heating costs 111.34 EUR



Objektbeschreibung

This spacious vacation apartment in a well-managed, small apartment building with only 12 units promises high-quality vacation days. After consultation with the operator of the complex, you can also use the apartment yourself at special rental conditions during the season.

The apartment on offer is located on the 2nd floor - elevator - and is divided into a large, open living area with lounge, dining area and fully equipped kitchen as well as access to the spacious east-facing balcony. One bedroom with en suite bathroom also has access to the balcony. The other two bedrooms are slightly larger and each offer space for an extra bed. The other bathroom in the apartment also has an infrared sauna and washing machine.

There is a wellness area in the house with a Finnish sauna and an infrared cabin.
A ski cellar with boot heating and a separate entrance, as well as private cellar compartments for the owners have been given. In the entrance area there is a reception as well as a general lounge.

An outdoor parking space is assigned to the apartment.

Equipment

open-plan living area with kitchen, dining area and access to the balcony
Bedroom with en suite bathroom and access to the balcony
2 bedrooms with the possibility of an extra bed
Bathroom with infrared cabin and washing machine
Private cellar compartment
Outdoor parking space
Common rooms and wellness area in the house

energy performance certificate

energy performance certificate

will be presented during inspection



Location

The Wildschönau with its four villages Niederau (1,049 inhabitants, altitude approx. 826m), Oberau (2,010 inhabitants, altitude approx. 936m), Auffach (925 inhabitants, altitude approx. 875m) and Thierbach (166 inhabitants, altitude approx. 1,173m) is one of the most beautiful high valleys in Europe. As a 2-season resort, the municipality of Wildschönau offers a wide range of leisure activities for every taste.

The Wildschönau high valley in the Kitzbühel Alps offers 113 km of perfectly groomed pistes and routes with 29 lifts

In summer, the Wildschönau hiking region offers 300 km of hiking trails up to 2300 meters above sea level. Rustic alpine pastures and huts invite you to take a break!

More information about the region: www.wildschoenau.com

Infrastructure:

Nearest train station: Wörgl approx. 8 km

Nearest airport: Innsbruck approx. 70 km, Munich approx. 114 km

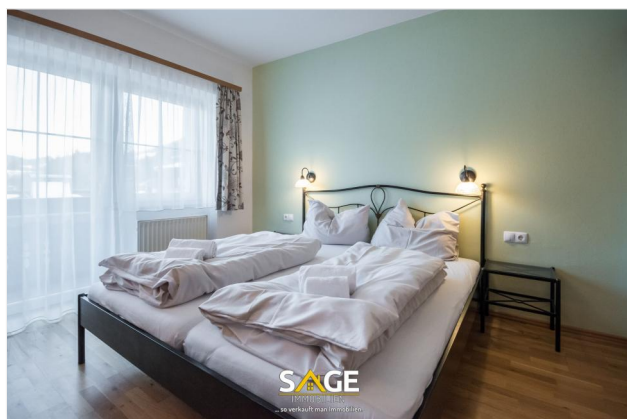




Wohnbereich



Küche



Balkonzimmer



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