

Within walking distance to the ski lift! Attic apartment with feel-good factor!

Attic flat for sale in 6351 Scheffau am Wilden Kaiser

Object ID: 7422



Living space ca.: **118.78 m²** - Zimmer: **3** - Purchase Price: **822,000 EUR**



Within walking distance to the ski lift! Attic apartment with feel-good factor!

Object ID	7422
Object types	Apartment, attic flat
Address	(Tirol - Bezirk Kufstein) 6351 Scheffau am Wilden Kaiser Tirol
Number of floors in the house	5
Apartment number	14
Living space ca.	118.78 m ²
Usable area ca.	5.75 m ²
Zimmer	3
Schlafzimmer	2
Badezimmer	2
Loggien	1
Heizungsart	Underfloor heating
Wesentlicher Energieträger	gas
Year of construction	2017
Equipment	gehoben
Heizwärmebedarf (HWB)	35.72 kWh/(m ² ·a) (Klasse B)
Gesamtenergieeffizienz-Faktor (fGEE)	0.67 (Grade A+)
Parking spaces	2
Parking spaces	2 Parking spaces
Status	In Vermarktung
Facilities / features	Abstellraum, Badewanne, Garden usage, Loggia, Outdoor parking space, parquet floor, Passenger lift, Shower, Tageslichtbad, tiled floor





Subject to commission	Ja
Buyer's Commission	3.6 % (incl. VAT) of the purchase price
Purchase Price	822,000 EUR
operating costs	240.00 EUR





Objektbeschreibung

This spacious attic apartment is located in an upscale apartment building in Scheffau am Wilden Kaiser. The ski lift is only a few steps away from the property. You enter the apartment via a separate entrance on the 2nd floor. A staircase provides access to the hallway with a small gallery. Special feature of this property is the impressive exposed roof truss, which can be found in the entire unit.

The heart of the approx. 118 m² apartment in southern orientation is the open living/dining/kitchen area. Two almost identical bedrooms, a daylight bathroom with tub, a separate shower room and a spacious storage room complete the well thought-out floor plan of the unit.

The unit includes a separate basement compartment and two outdoor parking spaces. In the basement, there is also a communal washing/drying room and a ski storage area for your use. The property is heated by gas underfloor heating.

Equipment

Spacious top floor apartment, approx. 118 m² living space, two bedrooms, two bathrooms, large window fronts with electric shutters, southern exposure, close to ski lift, communal washing/drying room, storage area for skis, separate cellar compartment, two outdoor parking spaces;



Location

Scheffau, with about 1,475 inhabitants one of the small communities at the foot of the Wilder Kaiser mountains, offers in summer and winter very many opportunities for leisure. The highlight in summer is the natural jewel Hintersteiner See. In winter it is only a few minutes to go to the Skiwelt Wilder Kaiser - Brixental with 91 lifts and cable cars as well as 279 well-maintained kilometers of slopes. Sufficient cross-country ski trail kilometers are at your disposal. There is also an 18-hole golf course nearby. In about 20 minutes by car you can reach the destination Kitzbühel, the Gamsstadt is one of the most famous places in Austria. Infrastructure: The distance to the nearest towns and cities: Ellmau (5 km), Going (7 km), Kufstein (14 km), Kitzbühel (23 km), Innsbruck (77 km), Salzburg (87 km) and Munich (125 km). You can also learn more about the region at: www.wilderkaiser.info or www.skiwelt.at





Top 14 WEB



Top_14_WZ



Top_14_SZ



Top_14_SZ2

SAGE
IMMOBILIEN
... so verkauft man Immobilien.

Besuchen Sie unsere Website und finden Sie:

- zusätzliche Fotos und Grundrisse
- 360° Virtuelle Rundgänge
- Informationen zum Immobilienkauf
- zahlreiche weitere Immobilienangebote

www.SAGE-IMMOBILIEN.at

MySAGE



Top_14_Bad





Top_14_Bad_2



Top_14_Aussicht

