

# 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)<br>6351 Scheffau am Wilden Kaiser<br>Tirol   |
| Number of floors in the house        | 5  |
| Apartment number                     | 14   |
| Living space ca.                     | 118.78 m²  |
| Usable area ca.                      | 5.75 m <sup>2</sup>  |
| 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/(m²-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 puchase price |
| Purchase Price        | 822,000 EUR                            |
| Fulcilase Filice      | 622,000 EUN                            |
| 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

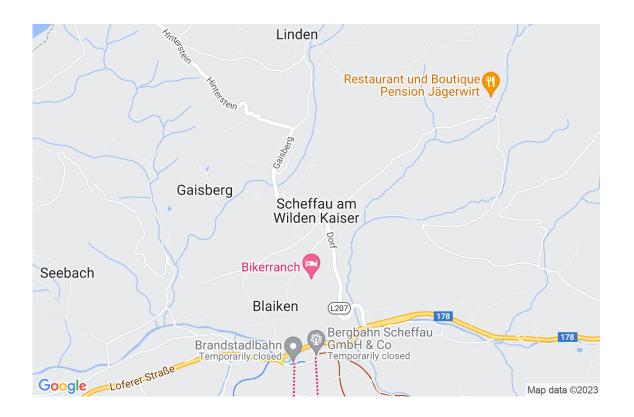
Spacious top floor apartment, approx. 118 m² living space, two bedrooms, two bathrooms, large window fronts with electric shutters, southern exposure, close to ski lift, communal washing/drying room, storage area for skis, separate cellar compartment, two outdoor parking spaces;





#### 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\_SZ



Top\_14\_SZ2



MySAGE



Top\_14\_Bad











Top\_14\_Aussicht

