

High-quality new-build chalet in a quiet sunny location of St. Ulrich

Single family home for sale in 6393 Sankt Ulrich am Pillersee

Object ID: 8092



Living space ca.: **273 m²** - Zimmer: **4** - Purchase Price: **2,150,000 EUR**



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Object ID	8092
Object types	House, single family home
Address	(Tirol - St. Ulrich am Pillersee) 6393 Sankt Ulrich am Pillersee Tirol
Etagen im Haus	3
Living space ca.	273 m ²
Grundstück ca.	364 m ²
Usable area ca.	10 m ²
Balcony-/Terrace area	50 m ²
Zimmer	4
Schlafzimmer	2
Badezimmer	3
Balconies	1
Heizungsart	Underfloor heating
Wesentlicher Energieträger	Local heating networks
Year of construction	2021
Condition	first occupancy
Equipment	gehoben
Heizwärmebedarf (HWB)	39.60 kWh/(m ² ·a) (Klasse B)
energy performance factor (FGEE)	0.56 (Grade A+)
Parking spaces	4
Facilities / features	Abstellraum, Badewanne, Balcony, floorboards, Garden usage, Kamin, Shower, Tageslichtbad, tiled floor
Provisionspflichtig	Ja
Buyer's Commission	3 % + 20 % VAT of the purchase price
Purchase Price	2,150,000 EUR



Objektbeschreibung

This high-quality new-build chalet is located in a small residential area in a quiet, sunny location close to the centre of the municipality of St. Ulrich on a 364 m² plot. The property, built in timber construction by local companies, captivates with its modern alpine style charm. The house has an upscale basic equipment such as electric Venetian blinds, fingerprint at the front door, intercom with camera, WLAN with fibre optics in the whole house, indirect lighting elements as well as parquet floors and offers a versatile use with a well thought-out room layout. It can be used as a single-family house with up to 4 bedrooms or as a two-family house, but also as a property with private and business units. Each of the two flats has a separate flat door.

You enter the property via the entrance area with wardrobe, which is still being installed by the carpenter. The lower level has a large living/dining area with kitchenette (still to be installed), a bedroom, a daylight bathroom with shower and tub and a separate toilet. There is the possibility to divide the living room to create one or two additional bedrooms. From the living room you can access the south-facing terrace with a view of the Jakobskreuz, which invites you to relax.

The unit on the upper floor can be reached via a staircase. Here you will immediately find the heart of the flat: the open-plan living/dining/kitchen area with exposed roof truss and numerous windows. The eye-catcher in this room is the exclusive fireplace, which provides a special feel-good charm on cold winter days. From here you can also access the two balconies facing south and west. Furthermore, you will find a bedroom, a bathroom with tub, shower and daylight as well as a separate toilet. This unit will still be completely fitted out with carpentry fixtures. Here you will then be able to use a stylishly furnished living/dining area with a small work corner, a high-quality fitted kitchen and a Swiss stone pine bedroom.

The basement of the house, which has approx. 106 m², was also fully constructed. Here you will find a room of approx. 30 m², designed as a wellness or fitness room, with connections for a sauna, an infrared cabin and a kitchenette. This also has a shower room with toilet en suite. The second room can be used either as a bedroom, a utility room or a storage room. A laundry and drying room as well as the technical room complete the well thought-out floor plan of the property.

Outside, a small, low-maintenance gravel garden has been created, which offers enough space for some flowers or a raised bed. Behind the house, a small shed has been built for equipment or bicycles. Two carports and two outdoor parking spaces are available for your vehicles. There is also a power connection for an electric car. The property is heated by district heating with underfloor heating in all rooms. All in all, a top property at a reasonable purchase price that leaves nothing to be desired.

Equipment

High-quality new building in a quiet sunny location of St. Ulrich, living/usable area approx. 273 m², plot 364 m², versatile use possible, 2- 4 bedrooms, 3 bathrooms, upscale basic equipment, exposed roof truss in the complete upper floor, high-quality carpentry fixtures in the complete upper floor as well as the entrance area, two fully equipped kitchens, exclusive fireplace in the upper floor, fireplace connection on the ground floor, many extra features, gravel garden, large terrace and two balconies facing south and west, fantastic mountain view, tool shed, carport for two cars and two outdoor parking spaces, quiet and sunny location near the centre, district heating underfloor heating in the entire house;



Location

St. Ulrich am Pillersee (locally also: Nuarach) is a municipality with 1,872 inhabitants in the heart of the Pillersee valley in the district of Kitzbühel/Tyrol and lies at 847 metres above sea level on the namesake emerald-green Pillersee. Framed by the Loferer Steinberge mountains and the Buchensteinwand, the village is an island of peace and relaxation. Nestled in the mountains, the charming village is only about 30 minutes by car from the famous Kitzbühel. Due to its peripheral location, there is no major industrial settlement in St. Ulrich. The majority of the population lives from agriculture and tourism. Winter sports are the most important.

St. Ulrich has its own small skiing area, which is connected to the Pillerseetal skiing association. The Buchensteinwand ski area, the Fieberbrunn ski circus and the Steinplatte Waidring are only a few minutes' drive away and offer skiers perfect conditions for varied days of skiing. Cross-country skiers can walk from St. Ulrich to the neighbouring villages of Hochfilzen and St. Jakob in Haus without having to take off their skis. In summer the village attracts with numerous hiking routes. From a leisurely stroll around the lake to a challenging summit climb in the Loferer Steinberge mountains, hikers will find many different routes and tours here. A visit to the world's largest accessible summit cross, the Jakobskreuz, is just as indispensable as a boat trip on the lake. If you prefer cycling, you will find a network of mountain bike trails with varying degrees of difficulty around St. Ulrich.

The nearest airports are: Salzburg (56 km), Innsbruck (122 km), Munich (167 km).





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