

Unique property in luxurious country house style



Luxurious property at the Großglockner region

Objektnummer: 2416_1047

Eine Immobilie von RE/MAX Invest in Lienz/Osttirol

Zahlen, Daten, Fakten

Art:	Haus - Villa
Land:	Österreich
PLZ/Ort:	9843 Großkirchheim
Baujahr:	ca. 2012
Zustand:	Gepflegt
Möbliert:	Teil
Alter:	Neubau
Wohnfläche:	450,00 m ²
Zimmer:	7
Bäder:	3
WC:	4
Terrassen:	3
Stellplätze:	8
Heizwärmebedarf:	C 52,00 kWh / m ² * a
Gesamtenergieeffizienzfaktor:	A 0,81
Kaufpreis:	1.800.000,00 €
Provisionsangabe:	

3.00 %

Ihr Ansprechpartner



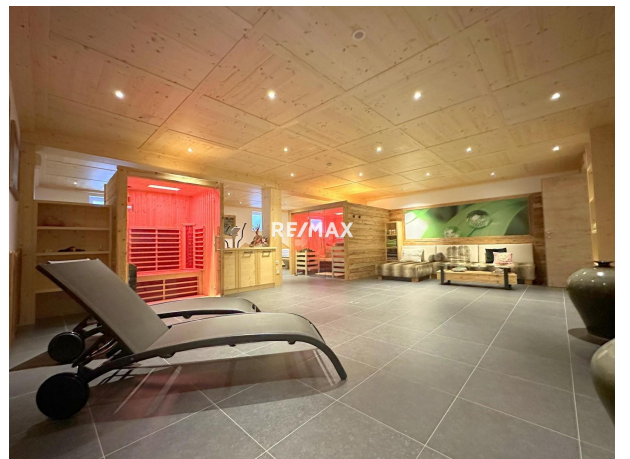
Ursula Profer-Thonhauser

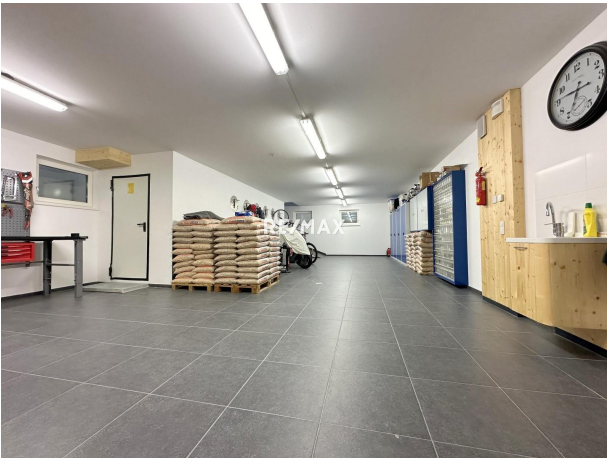
RE/MAX Invest in Lienz/Osttirol
Muchargasse 1
9900 Lienz

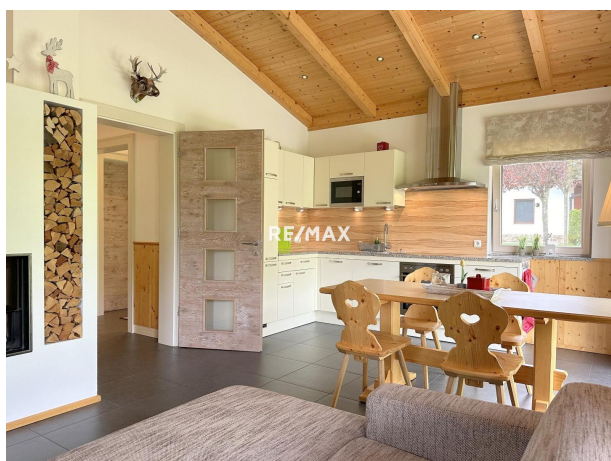














Objektbeschreibung

Luxurious country house with main house and separat guesthouse in the beautiful Großglockner region / National Park Hohe Tauern Location: - Großkirchheim / Döllach - impressive, spacious property in the middle of the rich nature of the Mölltal valley - perfectly orientated, sunny, magnificent views in all directions, including to the Großglockner region with Austria's highest mountain - easy to reach all year round via Villach and Spittal in Carinthia, or via Lienz in East Tyrol, in summer also via the Grossglockner High Alpine Road (UNESCO World Heritage Site) **Property:** - 2 individual plots totalling 2,127 m² on a gentle slope - fortified with impressive natural stone walls - asphalted access road with additional parking areas **property level, ca. 2.127 m²:** **1) Main house** - two-storey, approx. 450 m² living space, on plot 719/7 - bright, modern country house style, first-class condition - the furnishings are of high quality, in keeping with the spirit of the times, meeting even the highest demands **barbecue hut: highlight in all seasons Double garage with carport:** - 2-storey with a ramp to the basement, so that motorbikes, bicycles, ... can be easily transported downstairs - Direct access to the house from the ground floor and basement, direct garden access, electric charging station and much more **2) Guest house:** - for up to 6 people on plot 719/13: - approx. 100 m² living space on the ground floor - kitchen, dining and living area, terrace, 2 bedrooms, bathroom, WC and carport, fully furnished and equipped - the guest house can be rented out to tourists on request **!!! More informations to the property and photos you will receive upon request Miscellaneous:** - all connections such as water, sewerage, electricity (1 main meter, 1 sub-meter), internet available - access to the property: municipal road - room ventilation - all windows and patio doors with triple glazing - music, TV in all rooms, each room can be controlled individually (Bticino system) - Hoover system in the main house - smoke alarm system - water decalcification system - and much more **Heating:** - Main house and guest house incl. double garage pellet heating, underfloor heating **Additional purchase costs:** - real estate transfer tax: 3,5 % - land registry entry: 1,1 % - establishment of the purchase contract and trusteeship according to the collective agreement of the contract creator - broker fee: 3% + 20% VAT Please note that due to our obligation to provide evidence, we can only process inquiries with complete data of your contact details including address. Notice: Right of withdrawal / right of withdrawal for long-distance and external transactions By contacting the real estate agency RE/MAX Invest, Fa. RC Immoalpin GmbH, the interested party wishes to take action early within the open withdrawal period and acknowledges that if the contract has been completely fulfilled (naming) he loses the right to withdraw from the contract of brokerage in accordance with Section 11 FAGG. However, an obligation to pay the commission only exists after the mediated transaction (purchase agreement, rental agreement) has come about due to the meritorious, causal activity of the broker.

No matter what time of year it is, this region is fantastic! The municipality of Großkirchheim with its main town Döllach has around 1,300 inhabitants, is located at just under 1,000 meters above sea level in the upper Möll Valley, and is characterized by the magic of the mountains. In the **summer**, the many alpine huts tempt visitors with regional delicacies, mountain climbing on Austria's highest peaks, swimming in Carinthia's natural lakes, leisurely cycling along the Möll river or engaging in

more action-packed activities such as wakeboarding, rafting, canyoning, mountain biking, and downhill cycling are all popular attractions." **Winter sports** enthusiasts are offered seemingly endless opportunities in the Hohe Tauern National Park region, with the village of Heiligenblut at the foot of the Grossglockner. From skiing on one of the three-thousanders to ski touring on untouched powder slopes, and even ice climbing. **Mountain railway:** Großglockner Bergbahnen Heiligenblut 10 km Bergbahnen Mölltaler Gletscher 43 km Ankogel Bergbahn Mallnitz 55 km Lienzer Bergbahnen / Osttirol 28 km **Natural Lakes:** Weißensee 65 km Millstätter See 73 km Ossiacher See 117 km Wörther See 140 km Zell am See 65 km **Golf:** Golfclub Dolomitingolf Osttirol 27 km Golfclub Millstätter See 80 km Golfclub Nationalpark Hohe Tauern Mittersill 85 km **Großglockner Hochalpenstraße 15 km More details you will find here:** www.grosskirchheim.gv.at www.hohetauern.at www.heiligenblut.at **Arrival to Großkirchheim:** - Direction from Innsbruck (airport), Kufstein: Felbertauernstraße (Iselsberg) - Direction from Salzburg (airport): 1) A10 Tauernautobahn (Mölltal) 2) Tauern-Autoschleuse (Mölltal) 3) Großglockner high alpine road (reachable from May till October) - Direction from Vienna (airport), Klagenfurt (airport): Süd-Autobahn (Mölltal) - Direction from Venice (airport), Udine-Villach, Süd-Autobahn (Mölltal) Angaben gemäß gesetzlichem Erfordernis:

Heizwärmebe 52.0

darf: kWh/(m²a)

Klasse Heizw C

ärmebedarf:

Faktor Gesam0.81

tenergieeffizie

nz:

Klasse Faktor A

Gesamtenergi

eeffizienz: