

## CONTACT



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## BASIC DATA

object number:

**3056/1449**

object type:

**House**

state:

**Kärnten**

address:

**9611 Nötsch**

price:

**price upon request**

Living area:

**approx. 471.00 m²**

room:

**6**

## DESCRIPTION

### NEW COSY LUXURY CHALET IN NÖTSCH IM GAILTAL

Nestled in the fantastic mountain scenery of the Dobratsch massif, this house is located along the lower Gail valley in the popular Tri-State area of Carinthia in the vicinity of the village of Nötsch im Gailtal. This valley at the Carinthian border with Italy, hosts some of Europe's largest contiguous stone pine forests, offering a true natural gem for optimal sporting and relaxation opportunities.

This property is ideal for own residence or for renting out to tourists. The attractive location of the property makes it possible to enjoy nature in both summer and winter.

The property consists of a plot of 15,000 sqm of land surrounded by a pine forest and features its own small private lake constantly fed by pristine spring water.

Key features of the property:

Property type: country house, chalet

Year of construction: 2020

Bedrooms (upper floor): 4

Living room (ground floor): 1

Useful area: 381 m² + DB 85 m²

Plot/garden: 15,000 m²

Building fabric: very good

Heating: geothermal + fireplace, underfloor heating by a dual source: a geothermic pump system and a hydro-fireplace system

Tiling: Versace

Parquet: high-quality beech wood, 19 mm thickness

Energy certificate: 41.0 kWh/ m²a, Cat. B

Running costs:

electricity: 370 Euro per month

municipality + sewerage: 125 Euro per month

Car parking spaces for about 9 cars, 2 of are covered

Property price: €5,900,000 (negotiable)

Buyer’s commission: 3% + 20% VAT of the purchase price

Takeover by arrangement

The chalet is sold with kitchen, unfurnished or fully furnished at an additional cost of 70,000 euros.

Location:

The property is located 15 km from the Austrian-Italian border (12 minutes by car).

Interior - room layout:

On the lower floor (which has natural light thanks to its windows), there is an entrance hall (7 sqm), technical room (18 sqm), sauna room (53 sqm), a room (12 sqm) and bathroom (5 sqm).

On the ground floor, there is a vestibule (4 sqm), a cosy living room (26 sqm + 27 sqm), a well-equipped kitchen (20 sqm), a studio (11 sqm) and bathroom (4 sqm).

On the first floor, there is a hall (8 sqm), two rooms (12 sqm each) with a private bathroom (5 sqm), two rooms (20 sqm each) with a private bathroom (6 sqm), 2 balconies (3 sqm each), 4 balconies (2 sqm each).

Outdoor area:

Pond: 20 x 10 m in size, 2 m deep

Appliance/guest house: 2 floors, 60 sqm each

1st floor: bathroom + room (approx. 60 sqm)

Parking spaces: approx. 9 parking spaces (back of the house).

For further questions please do not hesitate to contact us.

price:

**price upon request**

Buyer's comm.:

**3% plus 20% VAT**

Living area:

**approx. 471.00 m²**

Plot area:

**approx. 14,500.00 m²**

room:

**6**

Bathroom:

**5**

toilet:

**6**

Cellar:

**Partial cellar**

number of balconies:

**6**

furniture:

**compl. furnished**

heating:

**underfloor heating**

year of construction:

**approx. 2020**

condition:

**very good**

floor levels:

**2**

noise:

**absolute quiet location**

Energy index:

**41.0 kWh/(m²a)**

heating demand class:

**B**

**Garden:** Private; **Bedroom:** 5; **Location:** Green location, Forest location, Hillside location, Panoramic location guaranteed, Countryside, sunny location, standalone location**Features:** bath room, kitchen, sauna, granny flat, fireplace, floor, dishwasher, glass-ceramic stove, sun protection, safe, dryer, wash-machine, New building; **Design:** Built from wood













































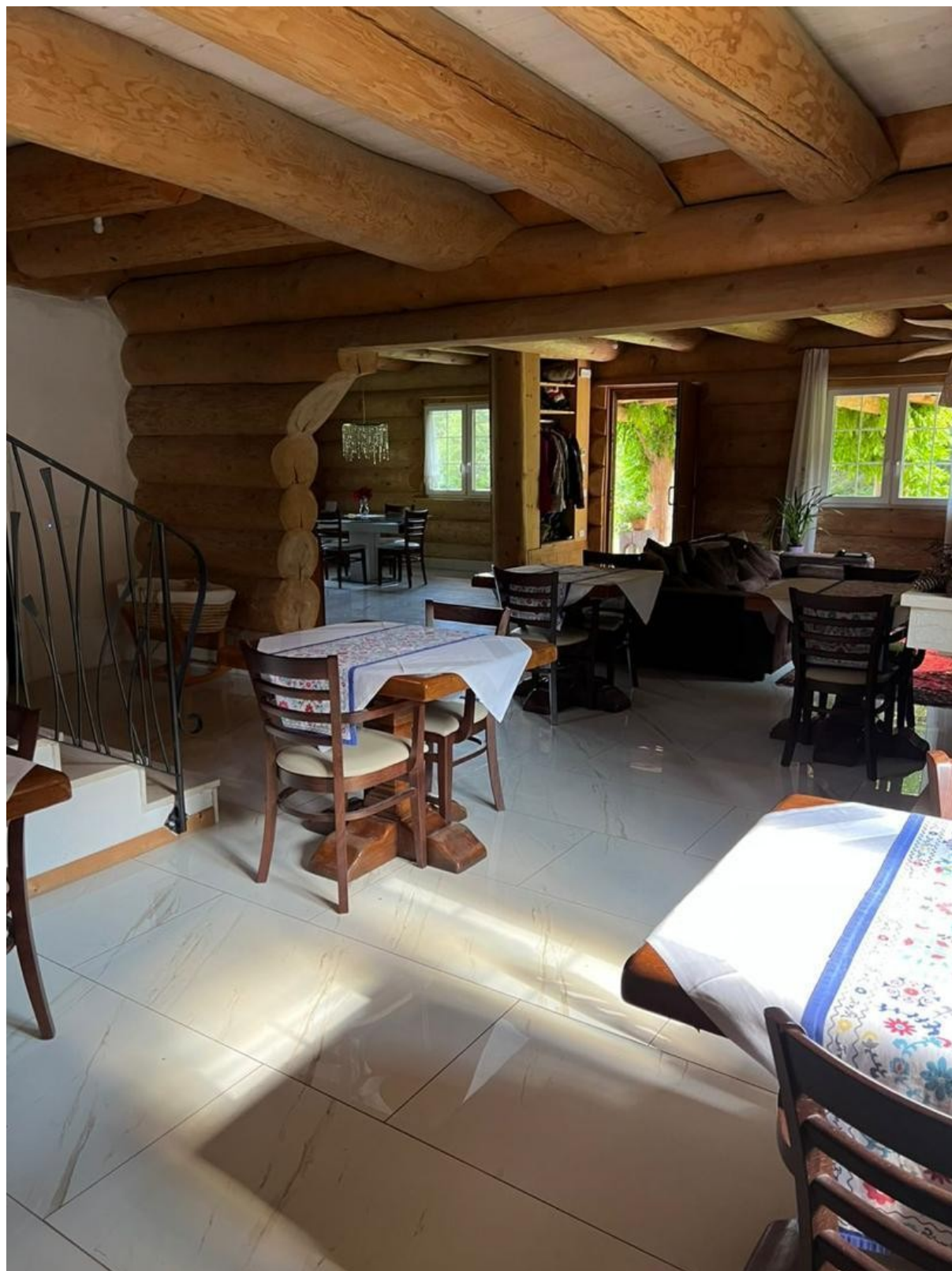




















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