IMMOTRADING
THE REAL ESTATE COMPANY

ENGLISH

## CONTACT

### Gernot Hannesschläger

Mobile : **+43 664 350 4000**
e-mail : **office@immotrading.at**
company : **ImmoTrading GmbH**
address : **1010 Wien, Kärntner Ring 5-7**
More objects from this agent

## BASIC DATA

| | |
|---|---|
| object number: | **3056/1501** |
| object type: | **House** |
| state: | **Tirol** |
| address: | **6382 Kirchdorf in Tirol** |
| price: | **€ 990,000.-** |
| Living area: | **approx. 71.00 m²** |
| room: | **3** |

## DESCRIPTION

## CHARMING TYROLEAN BUNGALOW WITH PANORAMIC VIEWS IN KIRCHDORF IN TIROL - LEISURE RESIDENCE

This Tyrolean bungalow in Kirchdorf in Tirol is located in a quiet and sunny location with a breathtaking view of the majestic Kitzbüheler Horn.

The house impresses with its open, exposed roof structure and the high-quality carpentry in reclaimed wood and oak. The sun terrace and the wonderful garden invite you to relax and enjoy.

The great living and dining area is particularly impressive due to its open space concept and is a perfect place to linger, especially in winter, while the tiled stove provides warmth and coziness. The eat-in kitchen offers enough space for cooking and eating with family and friends.

The house has two bedrooms that can accommodate a small family or a group of friends. The bathroom is equipped with porcelain stoneware and offers everything you need for a comfortable stay. An additional guest toilet is available.

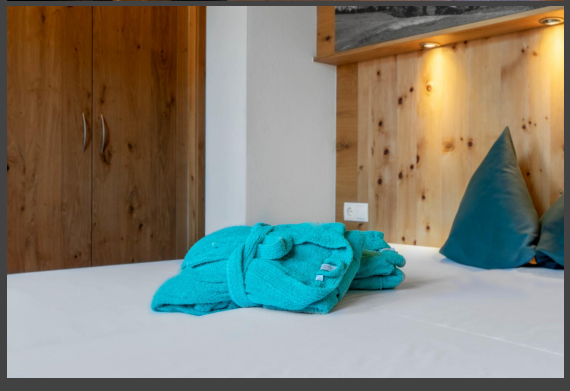
As one of the biggest highlights, this bungalow has the sought-after leisure residence designation, making it a perfect retreat or second home.

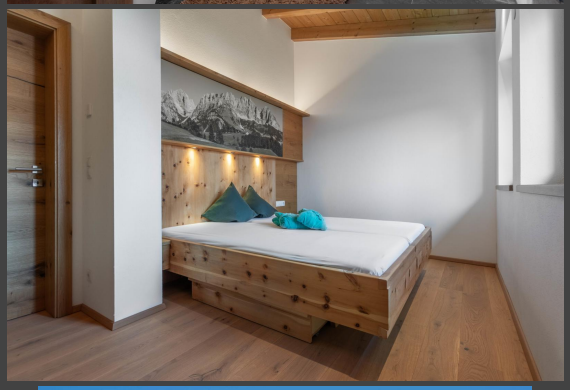
The bungalow is also equipped with a venetian blind system and video surveillance. The offer is rounded off by a garage parking space, a carport parking space and an outdoor parking space.

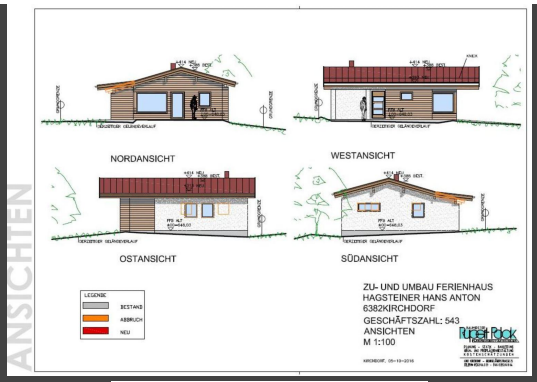
| | |
|---|---|
| price: | **€ 990,000.-** |
| Buyer's comm.: | **3% plus 20% VAT** |
| Living area: | **approx. 71.00 m²** |
| Plot area: | **approx. 362.00 m²** |

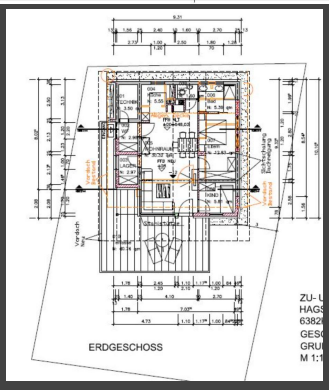
| | |
|---|---|
| move-in as of: | **sofort** |
| room: | **3** |
| Bathroom: | **1** |
| toilet: | **2** |
| furniture: | **compl. furnished** |
| year of construction: | **2018** |
| condition: | **very good** |
| noise: | **absolute quiet location** |
| Energy index: | **85.0 kWh/(m²a)** |
| heating demand class: | **C** |
| Energy efficiency factor: | **0.91** |
| Energy class factor: | **B** |

**Location**: Green location, sunny location;**Features**: bath room, kitchen, floor, New building








IMMOTRADING GMBH
Kärntner Ring 5-7, 1010 Vienna, Austria
+43 664 350 4000
office@immotrading.at

Imprint

# CONTACT US:

Name *

Street, House Nr.

ZIP, city

Phone *

E-Mail *

selly.website