

## 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

|                                      |                             |
|--------------------------------------|-----------------------------|
| <b>Art:</b>                          | Haus - Villa                |
| <b>Land:</b>                         | Österreich                  |
| <b>PLZ/Ort:</b>                      | 9843 Großkirchheim          |
| <b>Baujahr:</b>                      | ca. 2012                    |
| <b>Zustand:</b>                      | Gepflegt                    |
| <b>Möbliert:</b>                     | Teil                        |
| <b>Alter:</b>                        | Neubau                      |
| <b>Wohnfläche:</b>                   | 450,00 m²                   |
| <b>Zimmer:</b>                       | 7                           |
| <b>Bäder:</b>                        | 3                           |
| <b>WC:</b>                           | 4                           |
| <b>Terrassen:</b>                    | 3                           |
| <b>Stellplätze:</b>                  | 8                           |
| <b>Heizwärmebedarf:</b>              | <b>C</b> 52,00 kWh / m² * a |
| <b>Gesamtenergieeffizienzfaktor:</b> | <b>A</b> 0,81               |
| <b>Kaufpreis:</b>                    | 1.800.000,00 €              |
| <b>Provisionsangabe:</b>             |                             |

3.00 %

## Ihr Ansprechpartner



**Ursula Profer-Thonhauser**

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

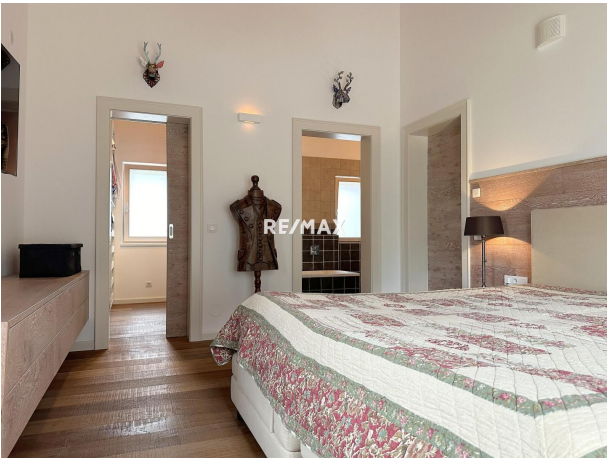




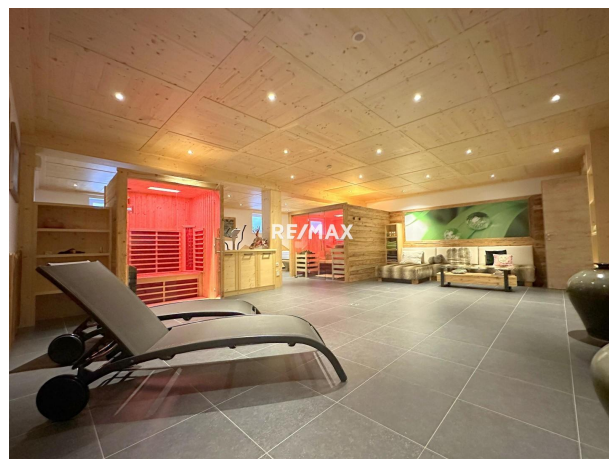




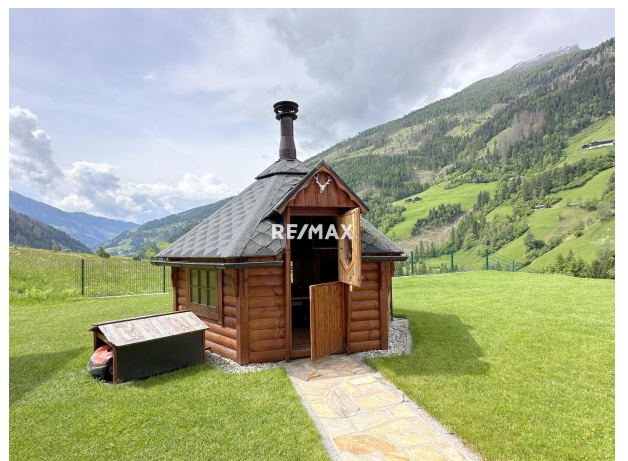
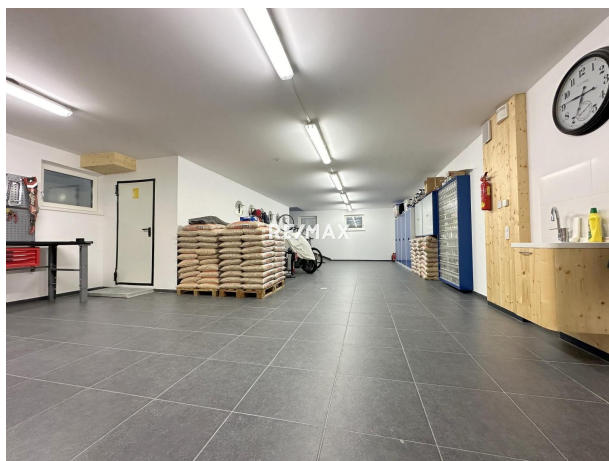




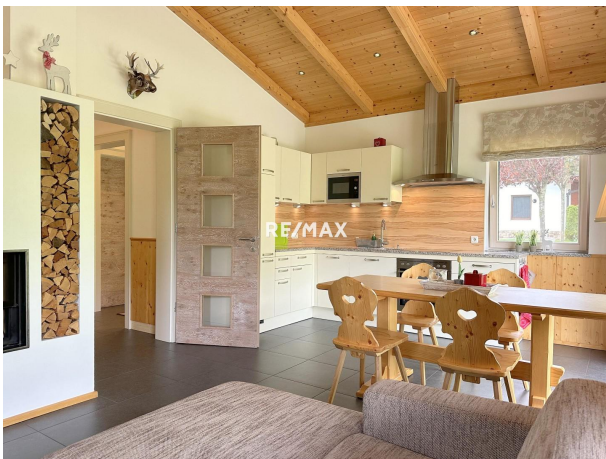


















# Objektbeschreibung

## **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 m<sup>2</sup> on a gentle slope
- fortified with impressive natural stone walls
- asphalted access road with additional parking areas

### **property level, ca. 2.127 m<sup>2</sup>:**

#### **1) Main house**

- two-storey, approx. 450 m<sup>2</sup> 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 m<sup>2</sup> 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.

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**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 Dolomitengolf 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](http://www.grosskirchheim.gv.at)

[www.hohetauern.at](http://www.hohetauern.at)

[www.heiligenblut.at](http://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  
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