St. Ulrich am Pillersee

Ready-to-occupy feel-good chalet with picturesque dream view

Property ID: 0441169

PURCHASE PRICE: 2.690.000 EUR • **LIVING SPACE:** ca. 184 m^2 • **ROOMS:** 4 • **LAND AREA:** 830 m^2

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At a glance

Property ID	0441169
Living Space	ca. 184 m²
Roof Type	Gabled roof
Rooms	4
Bedrooms	3
Bathrooms	3
Year of construction	2021

Purchase Price	2.690.000 EUR
Commission	3,60% des Kaufpreises inkl. 20% MwSt.
Condition of property	First occupancy
Construction method	Timber frame
Equipment	Terrace, Guest WC, Swimming pool, Fireplace, Built-in kitchen, Balcony

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Energy Data

Type of heating	Central heating
Energy Source	Air-to-water heat pump
Energy certificate valid until	15.11.2029
Power Source	Air-to-water heat pump

Energy Certificate	Energy consumption certificate
Final energy consumption	56.50 kWh/m²a
Energy efficiency class	C

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The property

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A first impression

This feel-good chalet with picturesque dream views of the Loferer Steinberge mountains in St. Ulrich am Pillersee exudes a very special charm. The lovingly designed swimming pond and the large garden underline the unique character of the chalet. There are three very spacious bedrooms on the first floor, each with an en-suite bathroom. One of the bedrooms is currently furnished as a cozy reading corner. The extraordinary master area stands out in particular. Directly behind the sleeping area to the left and right of the bed are two designer washbasins, which are connected by an open rain shower. There is also a separate en suite bathroom with a free-standing bathtub, WC and washbasin. A staircase leads to the top floor. The magnificent size of the living/dining and kitchen area with exposed roof trusses is immediately striking. Two imposing chandeliers from the K&K monarchy provide the special wow factor. The spacious kitchen is equipped with high-quality Miele appliances and a separate pantry provides additional storage space. In the living area, a large sofa area and the open fireplace make for particularly cozy evenings. This property is rounded off with two large terraces, which offer an incomparable view of the mountain panorama of Ortisei.

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Details of amenities

- sunny location
- View of the Loferer Steinberge
- New timber construction
- open fireplace
- high-quality fitted kitchen with Miele appliances
- fully furnished
- bathing pond
- underfloor heating
- air-water heat pump

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All about the location

The lovely and small community of St. Ulrich am Pillersee is located in the idyllic and popular Pillerseetal valley. St. Ulrich am Pillersee lies at approx. 847 m above sea level and has approx. 1700 inhabitants. In this small village, the name says it all. The famous Pillersee lake not only invites you to take enchanting walks, but also to take a romantic boat trip and cool off on hot summer days. Anglers can also get their money's worth here. If you want to be spoiled with culinary delights and like trout, the trout ranch with its own trout farm on the Pillersee should be your first choice. Biking and hiking trails also invite you to explore the enchanting St. Ulrich am Pillersee in summer. In winter, the St. Jakob ski area is just a short drive away. For those who prefer something a little bigger, the Fieberbrunn-Saalbach-Hinterglemm ski area is just 10 minutes away.

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Other information

The information on the property is provided on behalf of our client and serves as initial information. No liability is assumed for the accuracy and completeness of the information. Overview of additional costs for the buyer of a property 3.5 % land transfer tax 1.1 % land register entry fee (title) Costs of drawing up the purchase contract and execution in the land register according to agreement within the framework of the tariff regulations of the respective contracting agent plus cash expenses for notarizations, etc. 3.6 % brokerage fee (incl. 20 % VAT) LIABILITY: We would like to point out that the property information, documents, plans etc. passed on by us originate from the seller or landlord. We therefore accept no liability for the accuracy or completeness of the information. It is therefore the responsibility of our customers to check the correctness of the property information and details contained therein. All real estate offers are non-binding and subject to errors, prior sale and rental or other interim utilization. OUR SERVICE FOR YOU AS THE OWNER: If you are planning to sell or let your property, it is important for you to know its market value. Have the current value of your property professionally assessed by one of our real estate specialists free of charge and without obligation. Our nationwide and international network enables us to bring sellers or landlords and interested parties together in the best possible way.

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Contact partner

For further information, please contact your contact person:

Gabriele Paas & Andreas Paas

Im Gries 19 Kitzbühel
E-Mail: kitzbuehel@von-poll.com

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