



## Luxurious Apartment in Chalet with Pool - Ski-In, Ski-Out!

Property no. **2672**

### LOCATION & GENERAL INFORMATION

With the ski slope right at your doorstep, in a sunny location at the foot of the mountains in St. Johann, this beautiful apartment with the character of a house offers the perfect setting for an upscale lifestyle and space for personal customization. The fireplace and a room in the basement, which would be ideal for a wellness area, can still be designed to your liking. The chalet has only two apartments - maximum privacy was considered during construction.

### LAYOUT

On the ground floor, the hallway leads to two bedrooms with en-suite bathrooms, as well as a cloakroom and a guest toilet.

On the upper floor is the highlight of the apartment: the very spacious living area with an open, fully equipped kitchen and a fireplace space that is already technically prepared - the design of the fireplace can still be chosen.

In the basement, there is a third bedroom with an en-suite bathroom and natural light through an inner courtyard! Additionally, on this floor, there is a room in shell condition, which would be ideal as a wellness area with a sauna - here too, there are no limits to your own wishes.

Both apartments have outdoor spaces as well as a private pool!

Vehicles can be accommodated in the spacious carport.

### AMENITIES

- Open fireplace
- Fully equipped kitchen
- Heated pool
- Preparation for photovoltaic system

- E-charging station in the carport
- Alarm system
- High-quality materials

## **INFRASTRUCTURE**

The center of St. Johann offers perfect infrastructure and is also within walking distance.

## **INFORMATION**

There is another apartment available in the house with 209 m<sup>2</sup> of living space, 237 m<sup>2</sup> of usable space, and 117 m<sup>2</sup> of terrace.

Commission: 3% of the purchase price + 20% VAT

The above information is based on details and documents provided by the client and is without guarantee on our part.

Photos: (c) Michael Werlberger Photography

Note according to energy certificate draft law: An energy performance certificate has not yet been submitted by the seller or owner, after being informed of the obligation to provide one. Therefore, the energy performance of a building of similar construction type and age is considered. We assume no responsibility or liability for the actual energy efficiency of the property offered.

Please note that there is a close familial or economic relationship between the broker and the client.

The agent acts as a double broker.



## Details

■ **Adress** AUT-6380 St. Johann in Tirol

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■ **Living space** approx. 213 sqm

■ **Patio area** approx. 100 sqm

■ **Balcony space** approx. 11 sqm

■ **Area** approx. 891 sqm

■ **Usable area** approx. 241 sqm

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■ **Room** 5

■ **Bathrooms** 3

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■ **Purchase price** € 3,950,000.00

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■ **Year of construction** 2022

■ **Category** Wohnung

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## Your contact person



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