



🏠 197 m<sup>2</sup> 📄 Hochfilzen, Rakousko 💰 870 000 EUR / 21 854 400 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	<b>N7227</b>	Price	<b>870 000 EUR / 21 854 400 CZK</b>
Address	<b>Hochfilzen, Rakousko</b>	Type	<b>Houses</b>
Category	<b>Family House</b>	Usable area	<b>197 m<sup>2</sup></b>
Number of rooms	<b>4 rooms</b>	Land area	<b>586 m<sup>2</sup></b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Parking	<b>3</b>

## About real estate

We offer for sale a picturesque mountain chalet in a picturesque and sunny location in the Austrian village of Hochfilzen. This unique property is located just a few minutes walk from the centre, where shops for everyday needs are available. The house has a beautiful view of the surrounding mountain landscape, which adds to the charm and tranquility of the location.

On the ground floor of the house you will find three spacious bedrooms, each with direct access to the garden that surrounds the house, and a bathroom with rain shower and bath. The first floor consists of a semi-open living and dining area with kitchen, study and guest toilet. The open wooden ceiling in the living area adds an alpine character to the interior and the possibility of installing a fireplace adds a cosy atmosphere. In the basement there are three additional rooms for different uses and a utility room.

The house has one covered parking space and two additional outdoor parking spaces. Heating is provided by an air source heat pump and underfloor heating, providing comfort and energy efficiency.

Hochfilzen is an ideal location for nature lovers and winter sports enthusiasts. Just a few minutes drive from the house is the extensive Saalbach Hinterglemm ski area, which offers great conditions for downhill and cross-country skiing. In the summer months you will find hiking and cycling trails with beautiful views of the surrounding mountains. Families with children will appreciate the proximity to playgrounds, sports facilities and indoor swimming pools.

For more information, please contact us.