

APARTMENT HOUSE WITH 9 APARTMENTS IN VACATION PARADISE

***Main residence or secondary residence
3295 Lackenhof, Teichwiese 3***

OBJECT: G060

9 apartments/ total 920 m²/ plot 1.834 m² / 400 meters from the cableway

PURCHASE PRICE: € 2.000.000 + approx. 10 % Incidental costs

Real estate transfer tax: 3.5

Land registration fee (right of ownership): 1.1%

Costs of drawing up the contract and execution in the land register as well as cash expenses for certifications and stamp duties approx. 1.5% + 20% VAT.

Brokerage commission: 3% + 20% VAT.



Object.:	P060
Purchase price:	2.000.000 €
State:	very good
Free from:	immediately
Plot area:	1.638m ²
Building area approx.	920m ²
Apartments:	9
Garbage collection approx.:	33€/ month
Canal, water, tax approx.:	320€/ month
Electricity, Internet, TV approx	650€/ month
Insurance:	180€/ month
Heating type/cost approx:	Oil/ 290€/ month
Maintenance approx:	70€/ month

In the Northern Alps - in the southwest of Lower Austria - in the Lackenhof ski resort, which is one of the most popular ski resorts, lies the famous "ÖTSCHER", a visitor magnet. This mountain offers in every season the "suitable" whether winter or summer. The breathtaking alpine meadow landscape, the crystal clear mountain air, the healing springs, the beautiful mountain lakes, are a real treasure of this region.

Location:

The place is perfectly located - only 2 hours by car from Vienna airport and you can reach the capitals of Slovakia and Hungary in 3-4 hours by car.

Infrastructure:

The rich infrastructure of the region offers countless tourist destinations in the immediate vicinity: Erlebniswelt Mendingtal, Naturpark Ötscher-Tormäuer Ötscherland-Express, Mariazell, Kartause Gaming.

As a leisure and sports offer in the summer months can be mentioned various mountain bike trails and a high quality alpine hiking area. In the winter season, the Ötscher has 19 kilometers of ski slopes with a total of 9 lifts. More than 60 days per year the slopes are covered with natural snow.

covered. Furthermore, 37,000 m² can be artificially snowed with 36 lances. In addition, there are 17 km of cross-country ski trails, 6 skating trails and 17 km of winter hiking trails.

FULLY FURNISHED AND IMMEDIATELY USABLE APARTMENTS IN SKY AREA

The building is located 400 meters from the cable car. In this 3-storey house, a total of nine apartments with a usable area of 30 to 90 m² are sold. Each apartment has a cellar compartment and a covered parking space next to the building.

The fully furnished and immediately usable apartments are sold/rented. There are parquet floors in the living rooms and tile floors in the other rooms. In the basement there is a drying room of 11.48 m².









