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Maklerservice & Bewertung

Erfolgreich touristisch Vermieten! 2 Wohneinheiten -1 Haus

8983 Bad Mitterndorf



Purchase price:

470.000,00 €

Living Area:

109,68 m²

Rooms:

6

YOUR CUSTODIAN



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DESCRIPTION

This exceptional residence, built in the traditional Ausseer architectural style, combines regional charm with modern building technology and offers a wide range of potential uses.

It is perfectly suited for tourist rentals as well as for permanent residence.

Constructed in 2019, the building is in excellent condition, thoughtfully designed, and distinguished by its high-quality features and its central location in Bad Mitterndorf.

The house consists of two independent housing units that can be used or rented out flexibly. Each unit includes a welcoming entrance area, a spacious and light-filled kitchen-living room that serves as the central living space, a modern bathroom with shower and toilet, and an upper floor with two comfortable bedrooms. Large windows create a bright and pleasant atmosphere and enhance the harmonious character of the house.

The building is equipped with contemporary and efficient heating technology.

A modern underfloor heating system provides comfortable warmth throughout all rooms, supplied by a central heating system connected to the local district heating network. Each unit is equipped with separate meters, which is especially advantageous for tourist rentals or independent occupancy.

Paved parking spaces are located directly in front of the house, and the access road is convenient and easy to navigate. The proximity to the town center as well as to the ski bus and ski rental facilities makes the property highly attractive for both residents and guests.

Bad Mitterndorf is nestled between the impressive Grimming mountain and the wide natural landscapes of the Styrian Salzkammergut.

The town is well known for the GrimmingTherme, a modern spa complex with indoor and outdoor pools, extensive sauna areas, and stunning panoramic views. The region is also considered a cross-country skiing paradise, offering hundreds of kilometers of perfectly groomed trails that wind through the valleys and extend into higher alpine areas. Winter sports enthusiasts find ideal conditions here, while the close proximity to the Tauplitz ski area represents another major advantage. Tauplitz, one of Austria's most snow-sure ski resorts, delights visitors with its high plateau, wide slopes, and breathtaking mountain panoramas.

During the warmer months, Bad Mitterndorf reveals its full appeal. The surrounding landscape invites visitors to explore numerous hiking routes, ranging from leisurely meadow trails and scenic alpine paths to more demanding mountain tours in the Totes Gebirge or the Dachstein region.

Mountain bikers and e-bike riders can enjoy a wide variety of routes that offer both challenging terrain and relaxed nature experiences.

Lakes, waterfalls, peaceful forests, and striking peaks form the backdrop of a year-round outdoor paradise.



This residence combines charm, quality, and an excellent location into a compelling and highly versatile property. Whether for personal use, rental, or a combination of both, it offers space for individual living concepts and opens up numerous possibilities in one of the most beautiful regions of the Salzkammergut.



FITTINGS AND PROPERTIES

PROPERTIES

Category	House
Usage Type	Living
Sales Type	Buy
Asset	Yes
Form of ownership	Sole ownership
Heating	Underfloor Heating: District Heating
Car Spaces	2 x Open

AREAS

Living Area	ca. 110 sqm
Total Area	ca. 346 sqm

ENERGY CERTIFICATE

Available

Energy Certificate Date	24.05.2018
Valid until	23.05.2028
HWB-Value (KWh/m ² /a)	61,90
HWB Class	 C
fGEE Value	0,86
fGEE Class	 B

SEGMENTATION

Total Rooms	6
Bathrooms	2
Toilets	2
Bedrooms	4



PRICES AND FINANCIAL INFORMATION

BASE PRICES

Unit Buy Price	470.000,00 €
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TOTAL

Total buy price	470.000,00 €
Commission Buy	3% plus 20% VAT

SIDECOSTS

Costs for contract	lt. Tarifordnung Vertragserrichter
Purchase tax percent	3,5%
Land register entry percent	1,1%







LINKS AND DOWNLOADS

[More information](#)

[Grundriss EG](#)

[Grundriss DG](#)

[Ansicht Haus Südwest und Südost](#)

[Schnitt](#)

