

HOLIDAY CHALET ST. ENGLMAR



Land register address: Zipfwiesstraße 30, St. Englmar

Location: Holiday region Sankt Englmar, Bavaria - Germany
München - 172 km
Salzburg – 138 km
Wien – 269 km
Ski resort is in 1,2 km

Property description: The municipality is part of the Bavarian Forest Nature Park. The sporty mountain village and place of enjoyment well-known climatic health resort and winter sports resort and promises summer and winter a relaxing and active holiday in the low mountain landscape of the Bavarian Forest.

The ChaletResort St. Englmar covers a total of approx. 13,700 m². The Resort fits harmoniously into the wonderful nature and offers a fantastic view to the Alps.

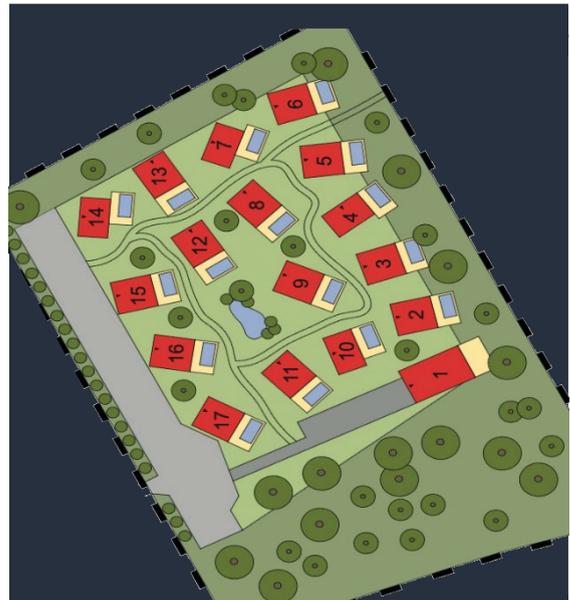
Due to their design, the planning of the walkways ensures the necessary traffic calming throughout the ChaletResort. No cars are allowed in the entire ChaletResort, the chalets can be reached with a small electric car. In a central location there is a children's playground made of wood.

Key data Chalets:

A total of 16 holiday chalets in
2 different sizes from approx. 116 m² to 118 m²
The plot sizes extend from 270 m²
up to approx. 400 m²

- Exclusive 2-floors chalets
- 3 bedrooms for 6 persons
- Hot tub on the terrace
- Private Finnish wood sauna
- Woodburning stove in the living room
- Balcony with panoramic or garden view
- Modern fitted kitchen incl. appliances
- Bathroom with shower & floor heating
- Parking spaces included in the price
- Complete furnishing & inventory

Purchase price pro Chalet: EUR 875.000 netto

Chalet village plan:

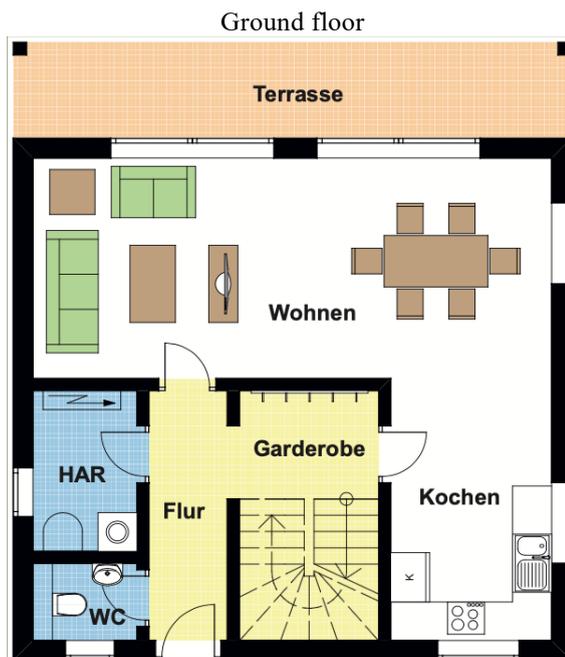
Two types of chalets

Type 1 Chalet "St. Englmar," Living area ca. 118 m²

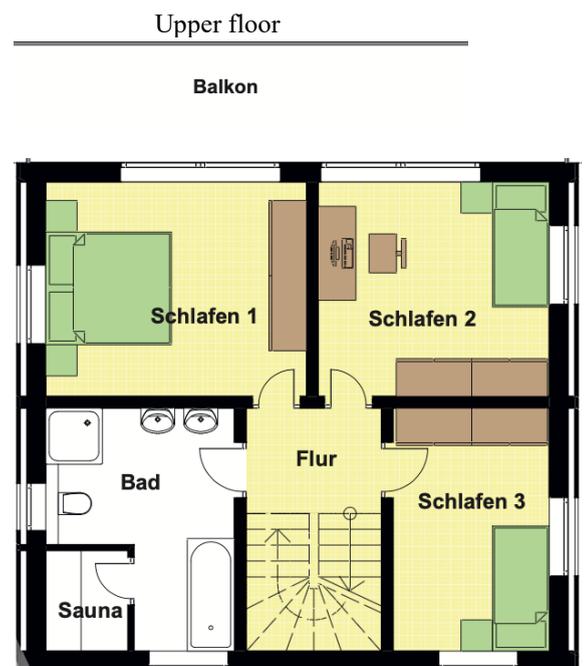
A living and dining area on the ground floor with an open terrace and a high-quality kitchen, WC and cloakroom.

There is a cosy fireplace in the living area.

Furthermore, there is a spacious shower room and a sauna on the upper floor. The bedrooms have beautiful views of nature. Chalets has modern floor heating in the wet areas.



Living/Dining 27,39 m²
 Kitchen 10,09 m²
 Storage/Washing machine 4,01 m² WC 1,92 m²
 Cloak room & Hall 13,26 m²
 Terrace 12,82 m²
Total 69,49 m²



Bedroom 1 14,19 m²
 Bedroom 2 12,57 m²
 Bedroom 3 9,63 m²
 Hall 8,35 m² Bathroom & Sauna 11,38 m²
 Balcony 12,94 m²
Total 69,06 m²

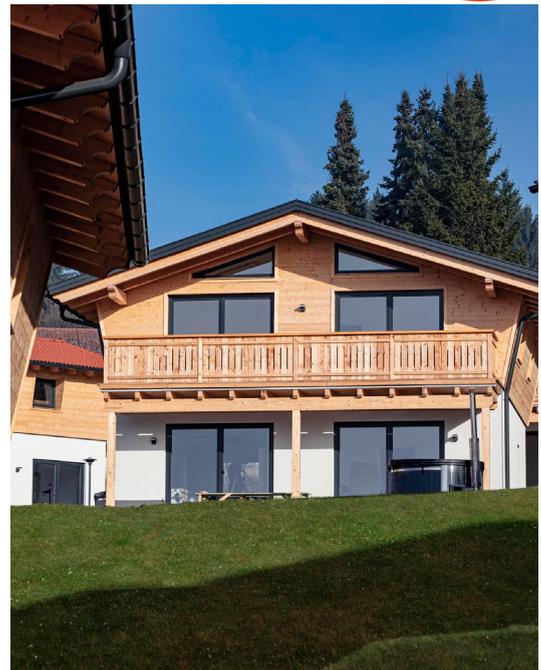
**Type 2 Chalet "Fernblick,,
Living area ca. 118 m²**

On the ground floor there is open living and dining area with high-quality fitted kitchen and a fireplace.

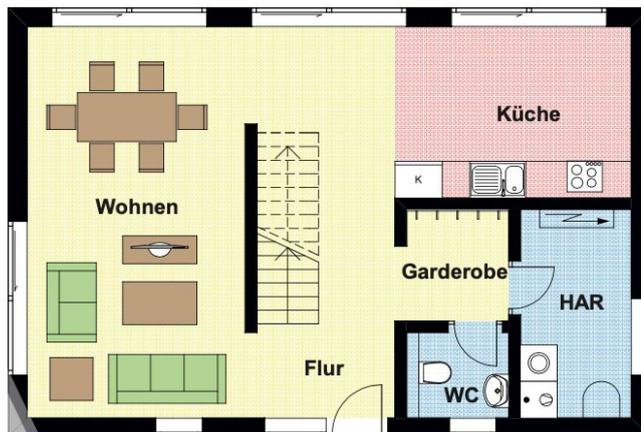
A comfortable staircase made of solid wood leads to the upper floor with 3 spacious bedrooms.

The large shower room with its own sauna offers you wellness at its best.

Modern floor heating in all wet areas.

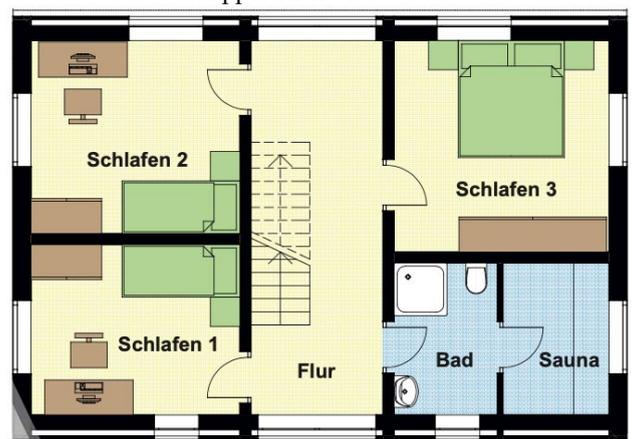


Ground floor



Living/Dining 22,65 m²
Kitchen 10,72 m²
Storage/Washing machine 6,14 m² WC 2,32 m²
Cloak room 3,03 m² Hall 14,33 m²
Total 59,19 m²

Upper floor



Bedroom 1 10,31 m²
Bedroom 2 11,69 m²
Bedroom 3 11,35 m²
Bathroom 5,43 m² Sauna 5,57 m² Hall 14,33 m²
Total 58,68 m²

Bilder Einrichtung



Terms and Conditions:

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- 3.5% real estate transfer tax
- 1.1% registration fee
- approx.* 1,5 % for the establishment, fiduciary execution and land registry processing of the purchase contract plus VAT (guideline value*, to be negotiated with a lawyer)
- **1% agency commission plus VAT to Austria Real GmbH**

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