# Stunning Mountain Views! Well-Maintained 4-Room Apartment with Balcony, Wood Stove & Garage in Bad Aussee

📍 8990 Bad Aussee, Proximity: Ortsteil Anger/ St Leonhard

## € 395.000,- purchase price







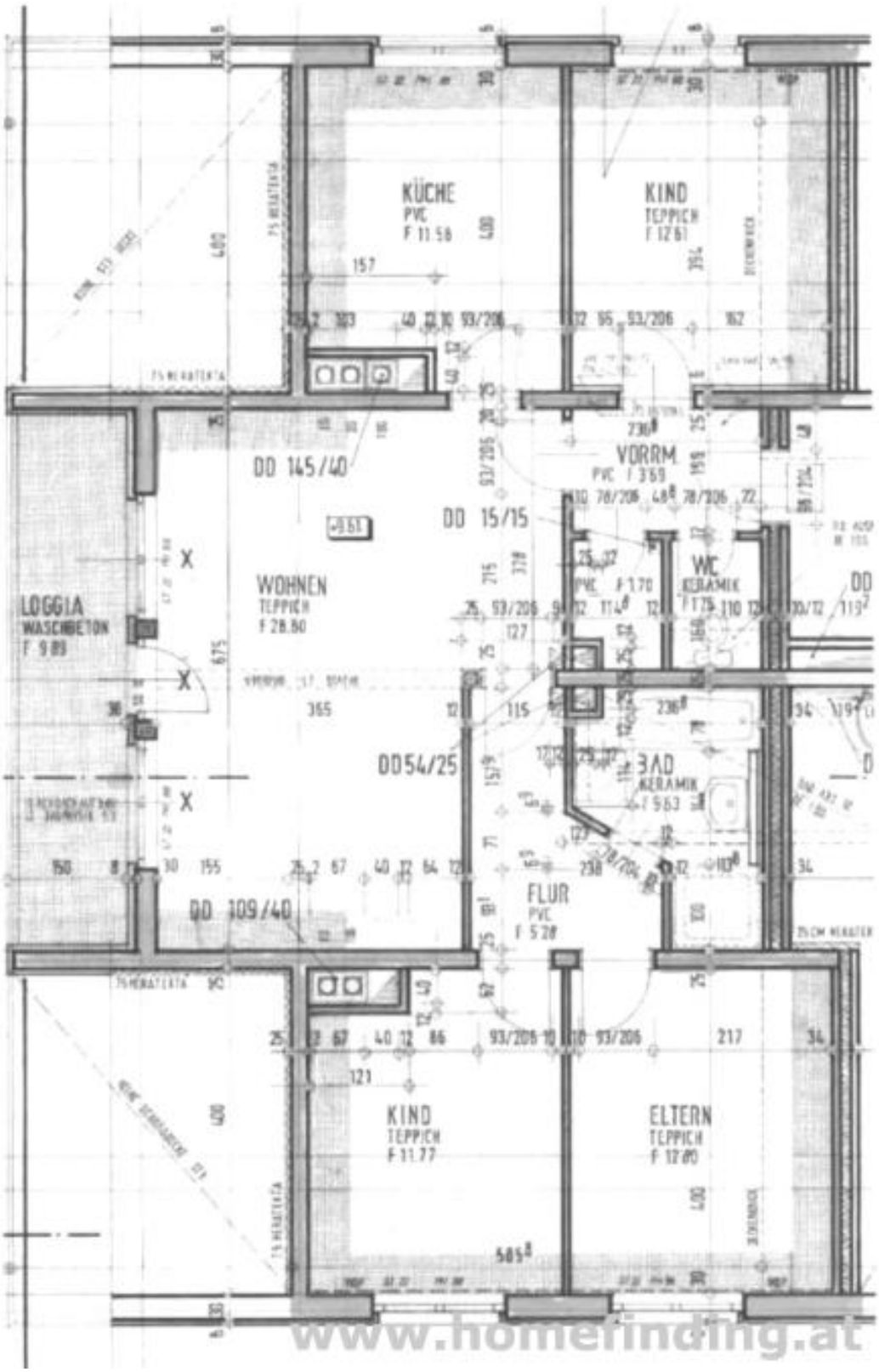








## Plans


KÜCHE
PVC
F 11.56
KIND
TEPPICH
F 12.61
VORRM.
PVC
F 3.69
DD 145/40
DD 15/15
WOHNEN
TEPPICH
F 28.80
LOGGIA
WASCHBETON
F 9.89
WC
KERAMIK
F 1.70
DD
DD54/25
BAD
KERAMIK
F 5.63
FLUR
PVC
F 5.28
DD 109/40
KIND
TEPPICH
F 11.77
ELTERN
TEPPICH
F 12.80
www.homefinding.at

# About Property

Living in the Ausseerland Region: Well-Maintained 4-Room Condominium with Balcony, Wood Stove & Underground Parking
Located in a quiet, sunny area in the popular Bad Aussee district of Anger/St. Leonhard, this charming 4-room condominium is now available for sale.

The apartment is situated on the 2nd floor (above the raised ground floor, no elevator) of a well-kept peri building whose roof was completely renovated in 2025. A standout feature is the unobstructed panoramic view of the Zinken, Saarstein, and Loser mountains.

Layout (approx. 95.41 m² / 1,027 sq. ft. living space):
• Welcoming entrance hall
• Spacious living and dining area with a cozy wood-burning stove and direct access to the balcony
• Separate kitchen with window
• 3 well-proportioned bedrooms
• Bathroom
• Separate WC
• Practical storage room
• Additional space: approx. 13 m² (140 sq. ft.) basement
storage compartment

Features & Highlights:
• High-quality wood and parquet flooring, with tiles in wet areas
• Cozy wood-burning stove in the living room (in addition to oil central heating)
• Private underground parking space included
• Complete roof renovation finished in 2025
• Condition: Very good, available immediately

Location & Infrastructure:
This property combines living close to nature with excellent local infrastructure. The town center of Bad Aussee is just a 10-minute walk away, and recreational activities are right on your doorstep:
• Swimming Lakes: Grundlsee, Lake Altaussee, and Ödensee are reachable within approx. 7–10 minutes bicycle.
• Winter Sports: Cross-country skiing trails and ski lifts (e.g., Loser) are about an 8-minute drive away.
• Golf: The Ausseerland Golf Club is only approx. 5 minutes away.

Price & Monthly Costs:
• Purchase Price: €395,000
• Monthly Operating Costs (gross): €422.85 / month - heating prepayment included
• Availability: Immediate

Ancillary Purchase Costs & Legal Information:
• 3.5% Real Estate Transfer Tax (Grunderwerbsteuer)
• 1.1% Land Registry Entry Fee (Grundbucheintragungsgebühr)
• Contract drafting and legal execution fees (notary/lawyer)
• Agency commission: 3% of the purchase price plus 20% VAT
• Any applicable financing and mortgage costs

Legal Notice according to the Austrian Brokerage Act: The real estate agency acts as a dual agent (representing both buyer and seller). The Energy Performance Certificate (Energieausweis) has been requested and will be provided shortly.

# General

| | |
|---|---|
| Propertynumber | 11841 |
| Property type | Wohnung |

# Costs

| | |
|---|---|
| purchase price | € 395.000,- |
| operating cost | € 422.85 |

# Keyfacts

| | |
|---|---|
| living area | 95.41m$^2$ |
| Kellerfläche | 13m$^2$ |
| rooms | 4 |
| bedroom | 3 |
| bath | 1 |
| WC | 1 |
| Property age | Altbau |
| condition | sehr gut |
| Available from | sofort |
| Contract type | -- |

# Furnishing

| | |
|---|---|
| type of heating | Zentralheizung |
| Flooring | Parkettboden |
| parking | Garage |
| kitchen | ja |

# Energy Performance Certificate

| | |
|---|---|
| Information | Der Energieausweis wurde angefordert, aber noch nicht zur Verfügung ges |

# Lage

| | |
|---|---|
| Nähe | Ortsteil Anger/ St Leonhard |