



Idyllisches Chalet im Ötscher Skigebiet

Object: P669

8 rooms/ sauna, steam bath / 2 bathrooms/ 4 toilets / quiet location

Address: 3295 Lackenhof, Raneck

Purchase price: upon request + additional costs

- *Real estate transfer tax: 3.5%*
- *Land registry entry fee (property rights): 1.1%*
- *Costs for the drafting of the contract and the land register execution as well as cash expenses for certifications and stamp duties: according to agreement*
- *Broker's commission: 3% + 20% VAT.*





<i>Property Type</i>	<i>House</i>
<i>Condition</i>	<i>Very good</i>
<i>Very good</i>	<i>Immediately</i>
<i>Operating Costs</i>	<i>approx. € 200/month</i>
<i>Operating Costs</i>	<i>approx. € 8,000/year</i>
<i>Living area approx.</i>	<i>478 m²</i>
<i>Land area</i>	<i>1006 m²</i>
<i>Land area</i>	<i>Yes</i>
<i>Rooms</i>	<i>8</i>
<i>Bathrooms</i>	<i>3</i>
<i>Terraces</i>	<i>2</i>
<i>Toilets:</i>	<i>4</i>
<i>Type of heating</i>	<i>Heat pump, underfloor heating</i>
<i>Parking type</i>	<i>Garage</i>
<i>HWB-Wert</i>	
<i>HWB-Klasse</i>	





Every house has a story..

The story of this particular house began over 300 years ago. It has been renovated and changed repeatedly. Only a few years ago, it was transformed into a prestigious Alpine chalet with modern furnishings and high-tech equipment. However, the most important thing about this house is that it is made of natural materials both inside and out. The interior is composed of various types of wood and stone. Their harmonious combination creates an atmosphere of comfort and warmth.

Cedar wood gives the house a distinct dark, deep, slightly spicy, woody aroma. Spruce has a fragrant, resinous, and relaxing scent.

Additionally, the house is located in a protected alpine forest area at an altitude of about 900 meters above sea level. The purest mountain air, spring water, sunny location, magnificent views, and the gentle, soothing sounds and voices of the forest complete the house's idyllic setting.

The chalet is divided into 3 levels.

Ground floor:

On this level, there's an entrance with a cloakroom and a guest toilet. There's also a spacious living room and a cozy kitchen-dining room with a wine cellar. Both rooms have an open fireplace and direct access to the terrace. There is also direct access to the house's wellness area, which includes a sauna, steam bath, relaxation room, and terrace.

Upper floor:

The upper floor houses 3 bedrooms, 2 bathrooms, and a spacious gallery with central access to all bedrooms and the fireplace.

Basement:

In the basement, there is a garage, a utility room, and a technical room.

EQUIPMENT:

- 2 fireplaces*
- Wine cellar*
- Sauna*
- Steam bath*
- Heat pump for heating and solar panels*
- Access to the garage and terraces with underfloor heating..*

The furniture, lighting fixtures, and decorative elements are custom-made or antiques.

LOCATION

Situated in the heart of the Alps, the mountain village is idyllic both in summer and winter. Supermarkets, ski lifts, and various restaurants can be easily reached by car in about 10-20 minutes.

The location of the Lakenhof is also optimal:

Vienna Airport can be reached in about two hours by car. To get to the Hungarian or Slovak capital, it takes between 2.5 and 4 hours by car. The same time is required to reach Salzburg or Munich.



Before and after photo



























