

A photograph of a wooden balcony with a white wall and a view of a lake and mountains. The balcony has a wooden railing and a wooden bench. The view shows a lake, a forest, and a mountain peak under a blue sky with clouds.

GREATSPOT  
Immobilien

Between lake and forest, reachable  
only by foot,  
Greatspot in Traunkirchen

Siegesbach 8 | 4801 Traunkirchen

# Between lake and forest, reachable only by foot, Greatspot in Traunkirchen

Siegesbach 8 | 4850 Traunkirchen

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## Description

This beautiful ecological house in solid construction is situated in a secluded location above the roofs of Traunkirchen with a unique panoramic view of the Traunstein, Lake Traunsee and Erlakogel and consists of two separately rentable residential units. The house at the foot of the Sonnstein can be reached via a 10-minute walk - access by car is not possible due to the location. Parking spaces as well as a material cableway, which can be used together with the other authorised persons, are available at the foot of the mountain. The living space of each unit is about 80 m<sup>2</sup> and there are also balconies, terraces and a garden. The offer is completed by storage rooms, hobby rooms, a central heating with air heat pump, a wood stove, hot water preparation by solar collectors, 2 tiled stoves, an own well and an organic sewage treatment plant.

Living Space: 160 m<sup>2</sup>

Terrace: 80 m<sup>2</sup>

Garden: 752 m<sup>2</sup>

Garage: 0

# Photos





# Photos



# Photos





# Energy Pass

## Energieausweis für Wohngebäude

OIB

ÖSTERREICHISCHES  
INSTITUT FÜR BAUWISSENSCHAFTEN

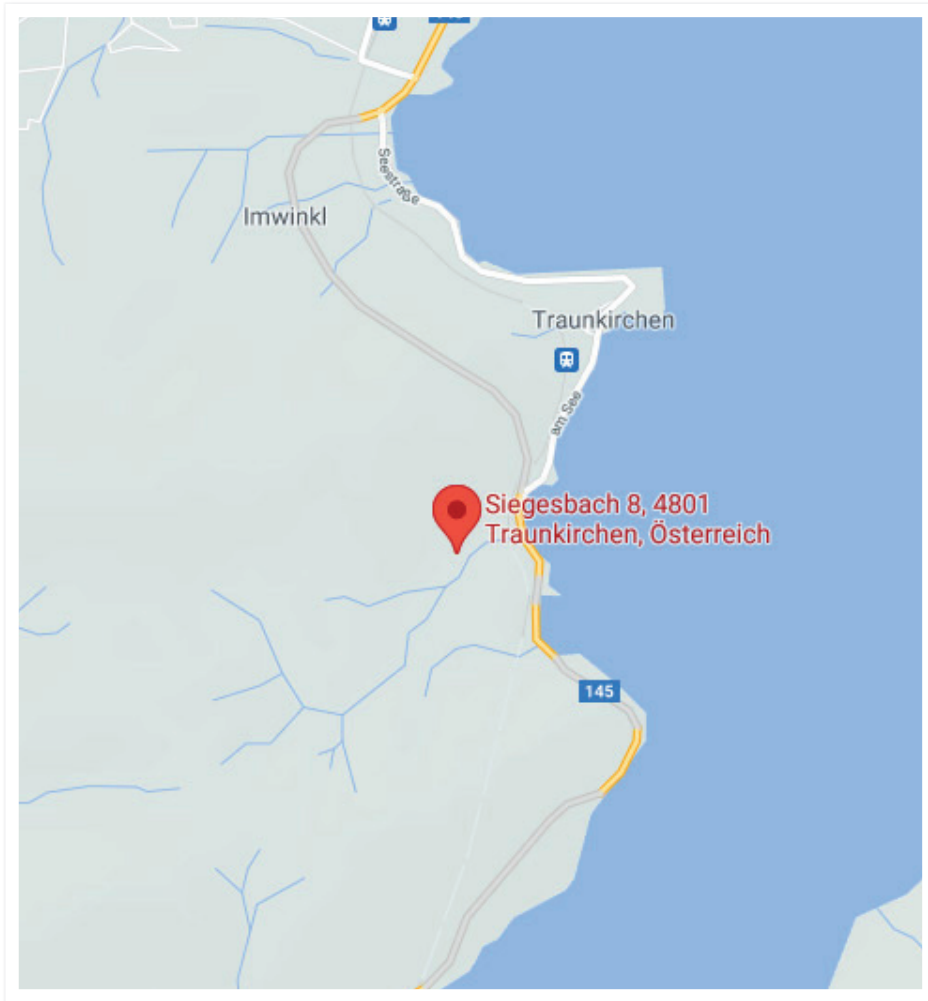
OIB Richtlinie 6  
Ausgabe Oktober 2011

<b>BEZEICHNUNG</b>	Horvath Thomas		
Gebäudeteil	Wohnen EG/DG	Baujahr	1984
Nutzungsprofil	Einfamilienhaus	Letzte Veränderung	
Straße		Katastralgemeinde	Traunkirchen
PLZ/Ort	4801 Traunkirchen	KG-Nr.	42161
Grundstücksnr.	107/8	Seehöhe	510 m

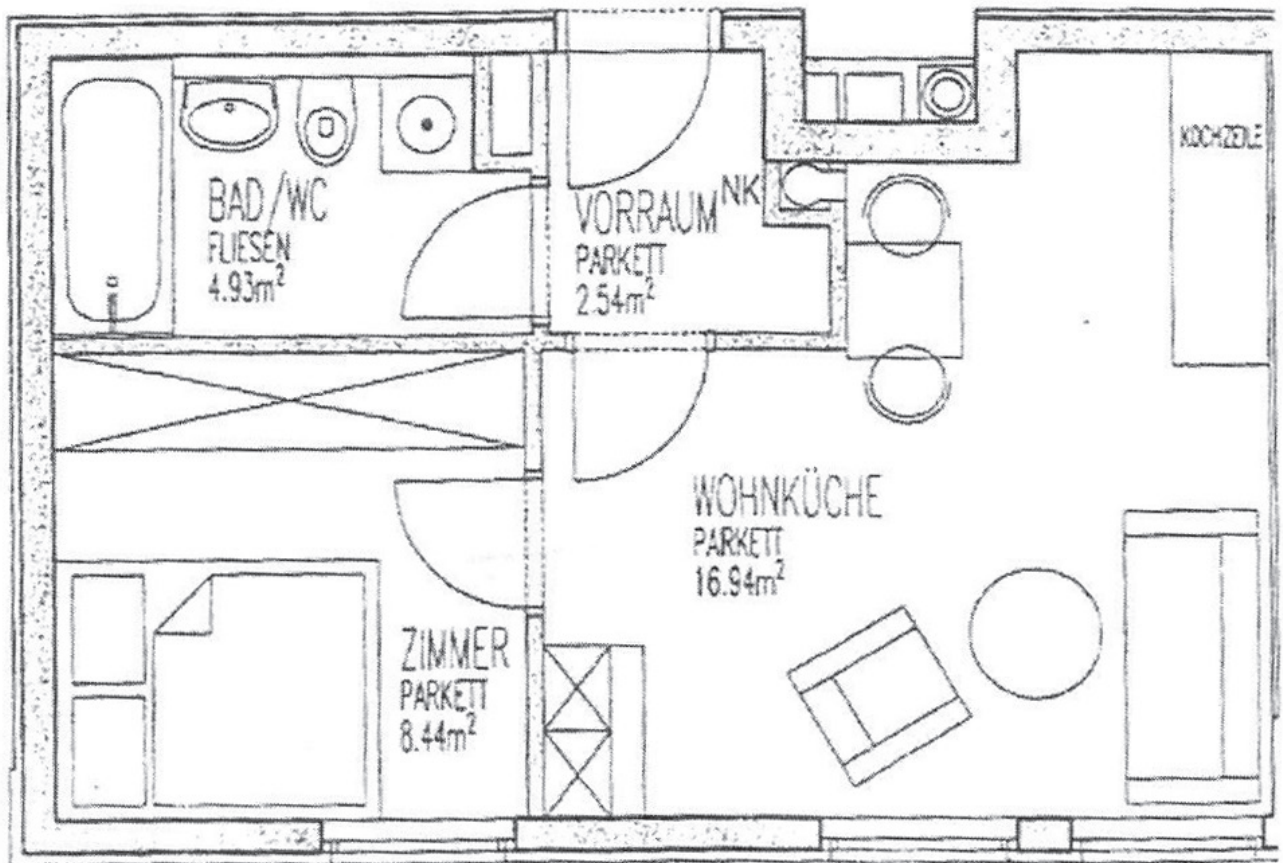
**SPEZIFISCHER HEIZWÄRMEBEDARF, PRIMÄRENERGIEBEDARF, KOHLEN-DIOXIDEMISSIONEN UND GESAMTENERGIEEFFIZIENZ-FAKTOR (STANDORTKLIMA)**

	HWB <sub>SK</sub>	PEB <sub>SK</sub>	CO <sub>2</sub> SK	f <sub>GEE</sub>
A++				
A+				
A				
B				
C		C	C	C
D	D			
E				
F				
G				

# Site Map



# Floor Plan



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