



A unique opportunity to purchase the only chalet for sale in Sölden with a flexible ownership structure.

Chalet Acasa, Sölden, Tirol, Austria, 6450





- *A spacious and immaculate chalet with a separate apartment*
- *Ideally located close to the resort centre and main ski gondola station*
- *Managed and rented by the local hotel*
- *Ready-made investment / lifestyle opportunity*
- *Dual season resort*
- **€1,950,000**

About this property

This beautiful, traditional chalet was built in 2010 and has been very well maintained and cared for, making it a fantastic investment and lifestyle choice as little to no work is needed.

Spread over 4 floors the main house occupies the top 3 floors whilst a separate apartment is situated in the basement.

In the main house, there are 4 bedrooms- one master with a large en suite bathroom and 3 further bedrooms and 2 bathrooms, spread over 2 floors.

On the top floor there is a large open plan living/kitchen and entertaining space with a beautiful wood clad vaulted ceiling. The kitchen has been done in a contemporary country style with an Aga oven which creates the perfect cosy atmosphere. The living area leads onto a large terrace and balcony which enjoys views down the valley. On the middle floor there is also an additional snug with a traditional "kachelofen", a wood burning stove.

In the basement, with its own separate entrance, is a lovely, bright one bedroom, one bathroom apartment with an open plan kitchen/living area. There is also a large wash room, storage room and parking for 3-4 cars under a car port and 1 additional space behind the house.

The property is bought freehold and is managed by the neighbouring hotel who successfully rent it out throughout the season when not in use by the owner, making it a worry-free investment. The chalet achieves very good rentals throughout the year, especially in the winter season and the summer holidays. The chalet is ideally located 5 minutes' drive from the resort centre and main ski gondola station, which can also be walked to in 15 minutes. There is also a bus stop 100 metres away from the front door going back and forth to the town centre.



Local Information

Sölden was really put on the map when the latest James Bond film, Spectre, was filmed there, featuring breath taking panoramas of the surrounding peaks. There is a James Bond museum at 3058m that is open for visitors.

Each year, at the end of October, the resort hosts the ski world cup. As well as enjoying an extremely long winter season due to the two glaciers and high altitude, Sölden is also an excellent resort to visit in the summer months, with plenty on offer for the entire family.

As well as describing itself as a “truly unique” destination for mountain bikers there is a special themed trail through the mountains for families, a scenic water trail and the Freiziet arena where you can unwind from the day’s activities, among other things. The town itself is a pretty, historic Austrian resort, with a wide river running through it. The resort centres around the church and features traditional restaurants and shops.

This vast ski area has a total of 150km of interconnected piste via state of the art lifts and even a ski tunnel which interlinks the two glaciers. Known as the “Big 3” Sölden is overshadowed by 3 ultimate peaks which all stand at over 3000m. Due to the altitude of the resort and the fact that there are 2 glaciers, Sölden enjoys a very long winter ski season which starts as early as September, with the lifts not closing until the first weekend of May each year.





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Gross Internal Area 2691 sq ft, 250 m²



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savills.co.uk

Ellie Mann
Savills Ski
+44 (0) 20 7016 3740
elmann@savills.com



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