

2 apartment houses Ski in/Ski out in Wagrain!!

Multi-family house for sale in 5602 Wagrain

Object ID: 8321



Living space ca.: 636 m² - Purchase Price: 3,395,000 EUR





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Object ID	8321
Object types	House, Multi-family house
Address	(Land Salzburg - Pongau - Wagrain) 5602 Wagrain Salzburg
Living space ca.	636 m²
Grundstück ca.	1,206 m ²
Schlafzimmer	21
Badezimmer	19
Balconies	1
Wesentlicher Energieträger	Local heating networks
Last modernization	2021
Status	
	In Vermarktung
Facilities / features	In Vermarktung Abstellraum, Badewanne, Balcony, Garden usage, Laminatboden, Outdoor parking space, Shower, Tageslichtbad, Teppichboden, tiled floor
	Abstellraum, Badewanne, Balcony, Garden usage, Laminatboden, Outdoor parking space, Shower,
Facilities / features	Abstellraum, Badewanne, Balcony, Garden usage, Laminatboden, Outdoor parking space, Shower, Tageslichtbad, Teppichboden, tiled floor





Objektbeschreibung

These apartment houses are located right next to the ski slope and offer a total of 10 apartments with space for 36 people (excl. extra beds or fold-out sofas).

All apartments are fully equipped and can be rented immediately.

The objects are heated by district heating and also have PV systems with approx. 31 kWh, This means that Salzburg AG does not incur any electricity costs over the course of the year.

Various ski cellars with boot dryers are also available to guests.

Parking spaces are directly in front of the house, additional parking spaces can be rented.

Equipment

Apartment house 1 with approx. 380m² living space and 645m² plot area;

basement approx. 70m² WFL: 1 AP: anteroom, 3 bedrooms, 3 bathrooms, kitchen; storage room, 2x ski room, boiler room,

basement room, laundry room

Ground floor approx. 165m² WFL: 3 AP: 6 bedrooms, 1 living room, kitchen, dining area, 2 kitchens, 5 bathrooms, balcony, terrace;

Top floor approx. 133m² WFL: 2 AP: 5 bedrooms, living and dining area, 2 kitchens, balcony, 5 bathrooms, toilet:

District heating, PV system 11 kWh, 8 parking spaces by the house; The roof has been renewed, insulated and equipped with PV tiles;

Apartment house 2 with approx. 250 m² living space and 561m² plot area;

Basement approx. 70m² living space: 1 AP: anteroom, kitchen, living room, dining area, 3 bedrooms, 2x shower - toilet, ski cellar, boiler room;

Ground floor approx. 109m² WFL: 1 AP: anteroom, 3 bedrooms, living room, open kitchen, 3x shower WC, terrace:

Top floor approx. 73m2 WFL: 2 AP: 2 bedrooms, 2 kitchen, - living, - dining area, 2x shower - toilet

District heating, PV system 20 kWh, 3 parking spaces in front of the house;

The roof has been renewed, insulated and equipped with PV tiles;

energy performance certificate

energy performance certificate

will be presented during inspection





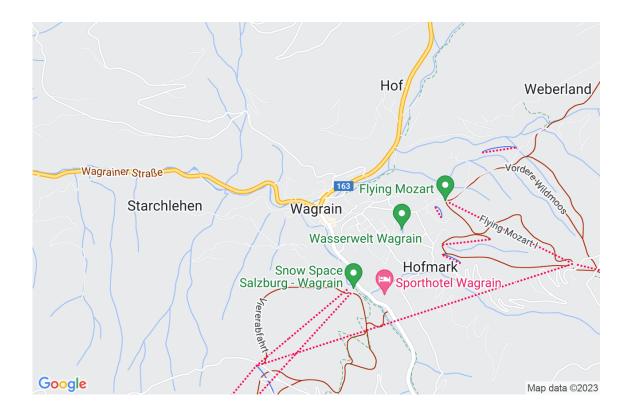
Location

The Sportwelt Amadè, to which Wagrain belongs, is a well-known skiing and hiking area. Skiing over powdery slopes or boarding on untouched deep snow slopes. The largest connected ski association in Austria with the regions Sportwelt Amadè, Schladming Dachstein Tauern, Gastein, Großarl and Hochkönigs Winterreich offers superlative skiing fun.

This means that a total of 760 km of perfectly groomed pistes with 276 top lifts are available. But of course

in and around Wagrain there is also a lot on offer for entertainment and sporting activities for non-skiers.

You can find out more about the town and the region at: www.wagrain-kleinarl.at www.skiamade.com

















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