

Aparte 3-room apartment in St. Johann im Pongau

Apartment for sale in 5600 Sankt Johann im Pongau

Object ID: 9371



Living space ca.: **78 m²** - Zimmer: **3** - Purchase Price: **259,000 EUR**



Aparte 3-room apartment in St. Johann im Pongau

Object ID	9371
Object type	Apartment
Address	(Land Salzburg - Pongau - St. Johann im Pongau) 5600 Sankt Johann im Pongau Salzburg
Floor	1
Number of floors in the house	3
Apartment number	6
Living space ca.	78 m ²
Usable area ca.	85 m ²
Balcony / Terrace area approx.	6 m ²
Zimmer	3
Schlafzimmer	2
Badezimmer	1
Loggien	1
Balconies	1
Wesentlicher Energieträger	Power
Year of construction	1967
Last modernization	2023
Heizwärmebedarf (HWB)	47.00 kWh/(m ² ·a) (Klasse B)
Gesamtenergieeffizienz-Faktor (fGEE)	1.57 (Grade C)
Bergblick	1
Status	In Vermarktung
Facilities / features	Balcony, Kamin, Loggia, Outdoor parking space, Storage room
Subject to commission	Ja





Buyer's Commission	3 % + 20 % VAT of the purchase price
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Purchase Price	259,000 EUR
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operating costs	229.00 EUR
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Objektbeschreibung

The 3-room flat on offer is located in St. Johann im Pongau, in a quiet yet central location. The municipality offers an excellent quality of life and combines the advantages of nature with a well-developed infrastructure.

The flat is located in a residential building built in 1967 and has been modernised through various renovation measures. These include the renovation of the roof, full thermal insulation and the renewal of the windows, which are now double-glazed and fitted with roller blinds. The interior was fitted with new laminate flooring, which creates a modern and appealing atmosphere.

The 78 m² flat impresses with its well thought-out room layout. All rooms are accessible from the spacious entrance hall. The living room impresses not only with its size, but also with direct access to the balcony and a fireplace connection, which promises cosy hours. The kitchen is equipped with a dining area and offers space for communal meals. Two bedrooms, a children's room and a master bedroom, ensure sufficient privacy. The bathroom has a shower and a washing machine connection. There is also a guest WC.

The flat impresses with its orientation to the west and east, allowing you to benefit from sunlight both in the morning and in the evening. A balcony invites you to linger outside. Outside parking spaces offer convenient parking options for residents and guests.

A cellar compartment belongs to the flat and offers additional storage space. The common rooms such as the laundry room and drying room are also located in the basement and are convenient to use.

The renovations and central location make this property an attractive option for families and couples who want to enjoy life in the Alps

Equipment

Flat with approx. 78 m², entrance hall, kitchen, dining room, storeroom, guest toilet, 2x bedrooms, bathroom, balcony, cellar compartment;

The property is heated by electric heating

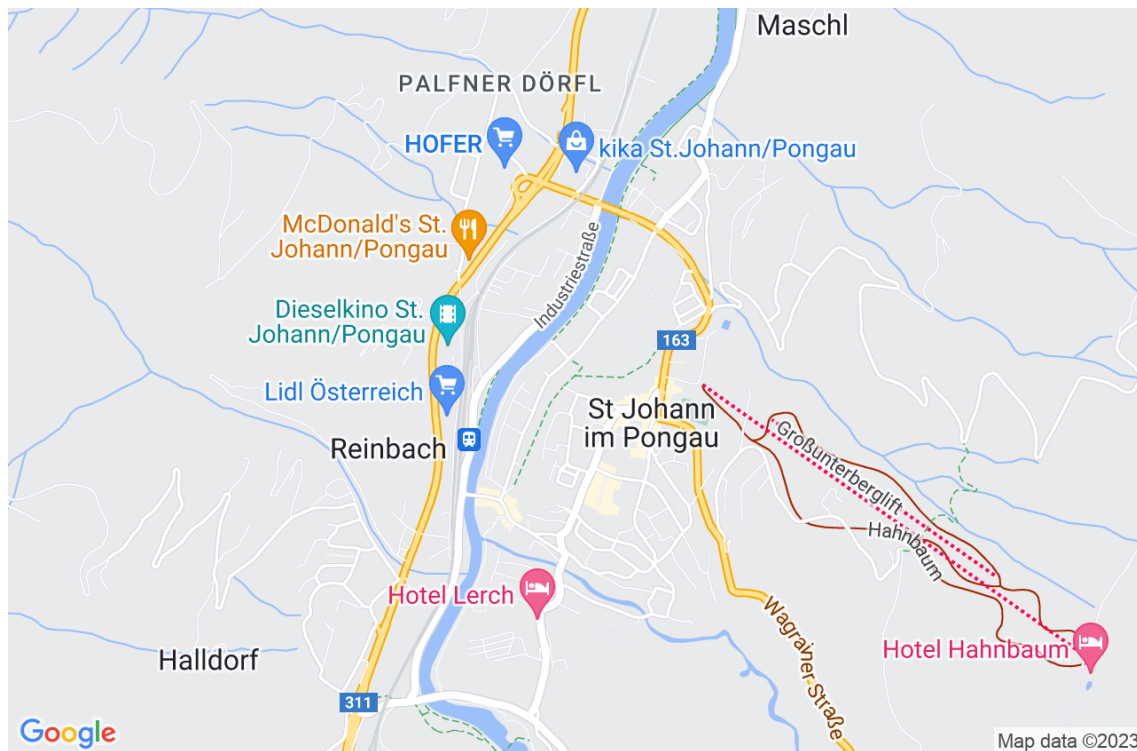


Location

The town of St. Johann (10,259 inhabitants, 565 m above sea level) is a traditional holiday resort approx. 60 km south of the provincial capital of Salzburg. Located directly in the Skiwelt Amadé, St. Johann offers pure winter fun with over 870 kilometres of pistes and 270 lifts. Cross-country skiing, tobogganing, winter walks and much more round off the extensive range of leisure activities on offer. Conveniently located in the centre of the province of Salzburg, St. Johann is the ideal starting point for visiting the numerous sights and excursion destinations throughout the province.

Infrastructure: Railway station in St. Johann im Pongau

The nearest airports are: Salzburg (55 km), Innsbruck (183 km), Munich (231 km)





Küche



Schlafzimmer



Wohnzimmer



MySAGE



Balkon

