

# Vacation home or main residence in need of some attention in Saalfelden!

apartment for sale in 5760 Saalfelden am Steinernen Meer

Object ID: 8276

Living space ca.: **64 m<sup>2</sup>** - Zimmer: **3** - Purchase Price: **294,000 EUR**



## Vacation home or main residence in need of some attention in Saalfelden!

Object ID	8276
Object types	Apartment, holiday home
Address	(Land Salzburg - Pinzgau - Saalfelden am Steinernen Meer) 5760 Saalfelden am Steinernen Meer Salzburg
Floor	5
Etagen im Haus	5
Apartment number	33
Living space ca.	64 m <sup>2</sup>
Balcony-/Terrace area	8.36 m <sup>2</sup>
Zimmer	3
Schlafzimmer	2
Badezimmer	1
Balconies	1
Heizungsart	Central heating
Wesentlicher Energieträger	Local heating networks
Year of construction	1982
Last modernization	2010
Heizwärmebedarf (HWB)	57.00 kWh/(m <sup>2</sup> ·a) (Klasse C)
energy performance factor (FGEE)	1.03 (Grade C)
Available from	immediately
Facilities / features	accessibly, Als Ferienimmobilie geeignet, Balcony, Outdoor parking space, Passenger lift
Provisionspflichtig	Ja
Buyer's Commission	3 % + 20 % VAT of the purchase price
Purchase Price	294,000 EUR
operating costs	348.15 EUR



## Objektbeschreibung

Whether as a vacation home or main residence everything feasible with this property in Saalfelden.

This bright and spacious condominium is located on the 5th floor in a quiet central location of Saalfelden. From the kitchen and the cozy living room you can access the balcony with a wonderful view of the stone sea.

Both bedrooms are accessible via the living room and are equipped with large windows. The apartment certainly needs some attention to become the perfect oasis of well-being.

To the apartment still belongs an approx. 8m<sup>2</sup> large basement compartment, parking spaces are located directly in front of the house and are allocated only to this house block.

For the house residents are a very clean laundry room & a drying room, as well as a bicycle cellar for general use.

## Equipment

Condominium with approx 64m<sup>2</sup>, entrance hall, kitchen, living room, 2 bedrooms, bathroom, toilet, balcony, cellar compartment;

Heating via district heating;



## Location

Saalfelden (15,912 inhabitants, 744 sea level) is located in the heart of the Pinzgau Saalach Valley in a spacious valley basin at the foot of the Steinernes Meer. Despite an urban structure in the central part of the village, the rural-charming character predominates. Trade and commerce dominate in the economic sector. Thus, Saalfelden is the central shopping location for the Pinzgau and the neighboring Tyrolean region. In summer, the surrounding area offers many opportunities for leisure activities. Also some golf courses with different numbers of holes are not far away. Especially in winter you can reach the skiing areas in Maria Alm and at the Hochkönig, the skiing area with the skiing circuit in Saalbach - Hinterglemm - Leogang or the skiing areas of Zell am See - Kaprun with the Schmittenhöhe and the Kitzsteinhorn in a maximum of 20 minutes by car.

Infrastructure: A train station is located directly in Saalfelden.

The nearest airports are Salzburg (62 km) and Munich (192 km).

You can also learn more about the region at: [www.leogang-saalfelden.at](http://www.leogang-saalfelden.at) [www.saalfelden.at](http://www.saalfelden.at)



Wohnung in Saalfelden

Wohnraum

Küche

Bad

MySAGE



# Grundriss

Grundriss

