

Sunny 3 room condominium in Unken – also suitable for investment!

apartment for sale in 5091 Unken

Object ID: 8046

Living space ca.: **78.58 m²** - Zimmer: **3** - Purchase Price: **249,500 EUR**



Sunny 3 room condominium in Unken – also suitable for investment!

Object ID	8046
Object type	Apartment
Address	(Land Salzburg - Pinzgau - Unken) 5091 Unken Salzburg
Apartment number	5
Living space ca.	78.58 m ²
Balcony-/Terrace area	6.72 m ²
Zimmer	3
Schlafzimmer	2
Badezimmer	1
Balconies	1
Heizungsart	Underfloor heating
Wesentlicher Energieträger	Local heating networks
Year of construction	1980
Last modernization	2012
Heizwärmebedarf (HWB)	97.00 kWh/(m ² ·a) (Klasse C)
Status	rented
Parking spaces	1
Parking space	1 Parking space
Facilities / features	Balcony, Outdoor parking space, Shower
Provisionspflichtig	Ja
Buyer's Commission	3 % + 20 % VAT
Purchase Price	249,500 EUR
operating costs	257.00 EUR



Objektbeschreibung

On about 78 m² of living space, this bright and southeast-facing apartment leaves nothing to be desired.

The spacious, open living and dining area includes access to the sunny balcony as well as in both bedrooms, a modern equipped kitchen is also available to them.

Furthermore, the property has 2 bedrooms, 1 bathroom with shower, a guest toilet, as well as an anteroom.

An outdoor parking space and a basement compartment complete the apartment.

This apartment will be handed over partly furnished.

There is a fixed-term lease until September 2024, which has to be taken over from the new owner.

The price is a fixed price and can not be negotiated!

Equipment

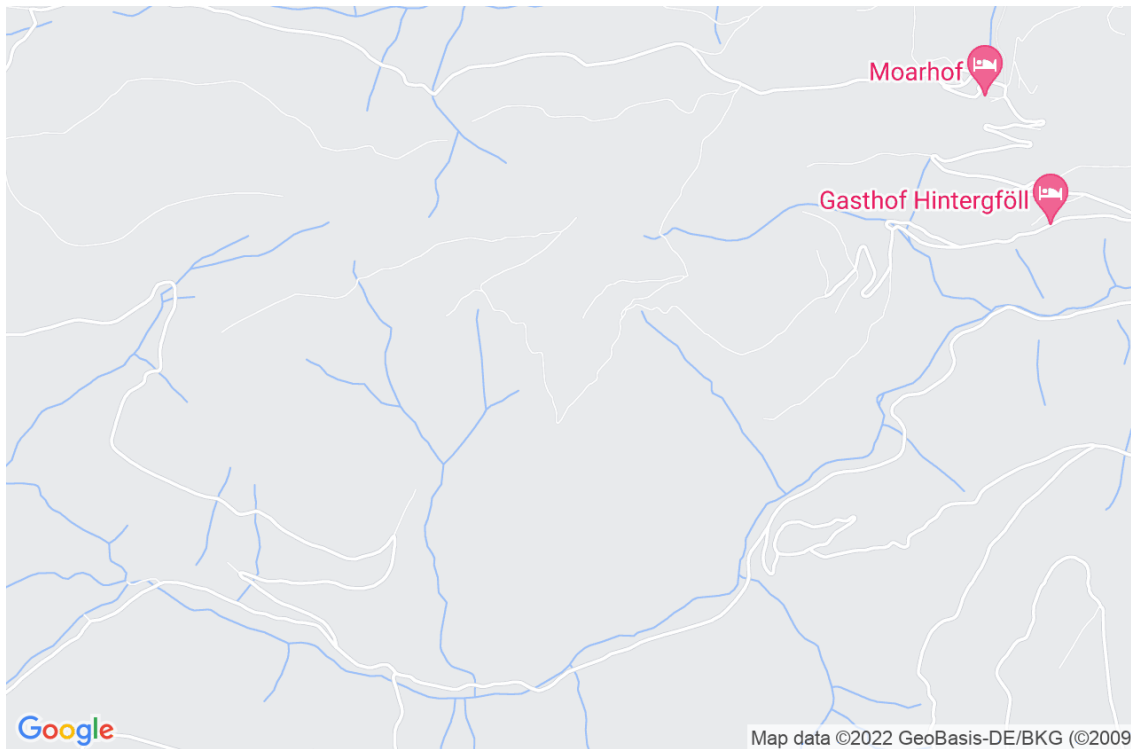
Apartment with approx. 78.58 m², hallway, toilet, bathroom with shower, living-dining room with open kitchen, balcony approx. 6.72 m², to the apartment belongs a basement compartment approx. 10 m² and a car parking space.



Location

The municipality of Unken (1956 inhabitants, 564 m above sea level) is located at the entrance of the Pinzgau Saalach Valley directly after the German border.

In winter you will find three skiing areas in close proximity: the Lofer Almbahnen, the skiing area Heutal as well as the Waidringer Steinplatte. Furthermore, the skiing areas Ski Amadé, Kitzbüheler Alpen, Steinplatte near Waidring, the skiing area Saalbach-Hinterglemm as well as the skiing area Zell am See - Kaprun are within a radius of about 40 minutes by car. In summer Unken offers a varied range of leisure activities. In addition to rafting, canoeing, kayaking, numerous hiking trails invite you to relaxing walks or discovery tours in untouched nature. There is also an "Alpenbad" with an outdoor swimming pool. For ambitious mountaineers there are also many tours to choose from. In addition to hiking trails, there is also an extensive cycling and mountain biking network for the whole family. Swimming fun on a hot summer day is offered by the Loferer Steinbergbad.



Wohnung in Unken

Diele

Schlafzimmer

Bad

MySAGE

