

# Apartment building in ongoing operation seeks new owner

House for sale in Bad Gastein

Object ID: 9284



Living space ca.: 330 m² - Zimmer: 13





## Apartment building in ongoing operation seeks new owner

Object ID	9284
Object types	holiday home, House
Address	(Land Salzburg - Pongau - Bad Gastein) Bad Gastein Salzburg
Living space ca.	330 m²
Usable area ca.	460 m²
Grundstück ca.	530 m²
Zimmer	13
Schlafzimmer	8
Badezimmer	7
Loggien	1
Balconies	1
Heizungsart	Central heating
Wesentlicher Energieträger	Öl
Heizwärmebedarf (HWB)	46.00 kWh/(m²-a) (Klasse B)
Gesamtenergieeffizienz-Faktor (fGEE)	0.85 (Grade A)
Preis Auf Anfrage	1
Status	In Vermarktung
Facilities / features	Abstellraum, Als Ferienimmobilie geeignet, Badewanne, Balcony, floorboards, Garden usage, Kamin, Loggia, parquet floor, Shower, Tageslichtbad, tiled floor
Subject to commission	Ja
Buyer's Commission	3 % + 20 % VAT of the purchase price
Price	on request





### Objektbeschreibung

Recently renovated apartment house in Bad Gastein with sensational mountain views.

The renovation of the entire apartment house with full thermal insulation was only completed a few years ago. The 5 perfectly and trendily equipped apartments can be rented out immediately and without further investment.

One apartment is currently not rented to vacation guests, the tenant could be taken over.

On the ground floor there is a 3-room apartment with a terrace and access to the garden, living space of around 60 m² and a 2-room apartment - size around 50 m² - also with terrace and access to the garden, as well as a garage.

The first floor comprises a 2-room apartment with a balcony of approx. 40 m² and a 3-room apartment with a balcony, an open fireplace and a tiled stove with approx. 90 m² of living space. A further 3-room apartment with balcony and around 85 m² of living space is on the top floor.

Sufficient parking space for around 8 cars is available at the house.

#### Equipment

Ground floor: apartment with 3 rooms and terrace, apartment with 2 rooms and terrace 1st floor: apartment with 2 rooms and balcony, apartment with 3 rooms balcony (2 bathrooms) tiled stove and fireplace

Top floor: apartment with 3 rooms, 2 bathrooms, balcony

Garage, technical room

Energy rating: HWB 46 kWh/m²a fGEE 0.85



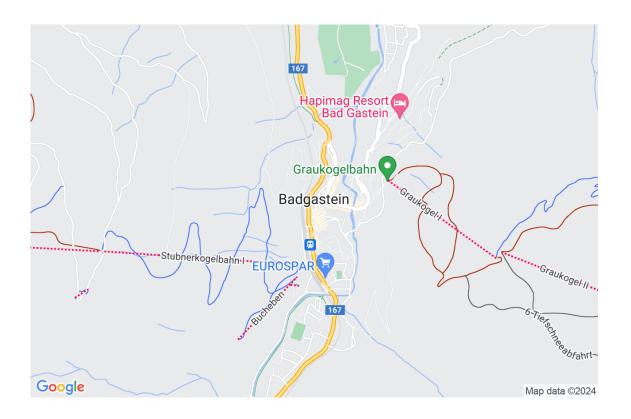


#### Location

The municipality of Bad Gastein (approx. 5838 inhabitants, 1002 m above sea level) is a world-famous spa and winter sports resort in the Gastein Valley. The special feature of Bad Gastein is the location of the town center. It was built on the steep slopes around the waterfall and is characterized by steep and narrow alleyways. Due to the lack of space, space-saving high-rise buildings were erected on these cliffs. These still characterize the townscape of Bad Gastein today. Enjoy the fresh mountain air at over 1000 meters above sea level. Bad Gastein lies fog-free in the middle of the Hohe Tauern National Park. For sports enthusiasts, Bad Gastein offers numerous kilometers of slopes and cross-country ski trails. You can enjoy the world-famous Gastein thermal water in the two modern thermal spas. In summer, Bad Gastein offers numerous hiking trails and an 18-hole golf course in the midst of the wonderful mountain world.

More information about the region: www.gastein.com Infrastructure: Nearest train station in Bad Gastein

The nearest airports are: Salzburg (94 km), Munich (204 km)









Wohnzimmer mit Kachelofen und Kamin



Küche DG



Wohnzimmer DG



Schlafzimmer



MySAGE

