

Apartment building / private room rental with up to 3 separable apartments

Multi-family house for sale in 5742 Wald im Pinzgau

Object ID: 8473



Living space ca.: **200 m²** - Purchase Price: **1,300,000 EUR**



Apartment building / private room rental with up to 3 separable apartments

Object ID	8473
Object types	House, Multi-family house
Address	(Land Salzburg - Pinzgau - Wald im Pinzgau) 5742 Wald im Pinzgau Salzburg
Number of floors in the house	3
Living space ca.	200 m ²
Usable area ca.	350 m ²
Grundstück ca.	2,421 m ²
Schlafzimmer	6
Badezimmer	6
Balconies	1
Heizungsart	Central heating
Wesentlicher Energieträger	Öl
Year of construction	1970
Condition	partly renovated
Parking spaces	7
Garagen	7 Parking spaces
Status	In Vermarktung
Facilities / features	Abstellraum, Badewanne, Balcony, Garage, Garden usage, Kamin, Outdoor parking space, Sauna, Shower, Tageslichtbad
Subject to commission	Ja
Buyer's Commission	3 % + 20 % VAT of the purchase price
Purchase Price	1,300,000 EUR



Objektbeschreibung

This multi-family house in Wald is just a few minutes' drive from the Königsleiten, Hochkrimml or Wildkogel mountain railways and just a short walk from the Kristallbad. The well over 250 m² of living space can easily be converted into three separate residential units.

The ground floor offers a spacious eat-in kitchen, living room with access to the terrace and a bedroom. The sanitary rooms are separate and both have windows.

On the upper floor there is also a kitchen with a visually separate dining area, a spacious living room with a tiled stove and balcony access and a bedroom. The bathroom with tub and shower also has access to the half-circumferential balcony, the toilet with a window is separate.

Three more bedrooms with a shower and another smaller room are on the top floor, as is a separate toilet. This level with balcony can also be quickly converted into another residential unit. Most of the necessary connections are there.

In addition to the building services, there is a large party room in the basement, and a sauna area was recently set up.

The more than spacious garden has a pond and a garden shed. The size of the plot would allow delimiting another building plot here.

The confirmation of usability as a private room rental is pending.

Equipment

Ground floor: entrance area, hallway, living room, kitchen with dining area, 1 bedroom, bathroom with tub, separate toilet, storage room, terrace;

Upper floor: hallway, kitchen with separate dining area, living room with tiled stove, 1 bedroom, bathroom, separate toilet, balcony;

Top floor: 3 bedrooms with shower, separate toilet, balcony;

Basement: 1 large party room
new sauna

extremely spacious garden
with pond and garden house

3 garages and outdoor parking spaces for about 4 cars.
oil central heating;



Location

As the gateway to the well-known Zillertal Arena, the hospitable towns of Wald and Königsleiten greet all winter freaks.

The small, romantic ski village of Königsleiten, located at 1,600 m, is a real treat. Fun on the slopes on skis and boards, après ski and hut magic, pure pleasure awaits you. With 166 kilometers of slopes and 51 lifts, the Zillertal Arena is one of the largest ski areas in Austria. The ski area is absolutely sure of snow and the après ski guarantees an atmosphere that you will never forget. The region also offers a variety of sporting opportunities in summer, such as hiking, golf, mountain biking, swimming or relaxing in the Kristallbad Wald/Königsleiten and much more.

You can also find out more about the region at:

www.wald.salzburg.at or www.zillertalarena.at or www.wald-koenigsleiten.at





... so verkauft man Immobilien.

Besuchen Sie unsere Website und finden Sie:

- zusätzliche Fotos und Grundrisse
- 360° Virtuelle Rundgänge
- Informationen zum Immobilienkauf
- zahlreiche weitere Immobilienangebote

www.SAGE-IMMOBILIEN.at

