

Bright 3.5-room apartment in Saalfelden for sale!

apartment for sale in 5760 Saalfelden am Steinernen Meer

Object ID: 8654



Living space ca.: 62 m² - Zimmer: 3.5 - Purchase Price: 260,000 EUR





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Object ID	8654
Object type	Apartment
Address	(Land Salzburg - Pinzgau - Saalfelden am Steinernen Meer) 5760 Saalfelden am Steinernen Meer Salzburg
Floor	2
Apartment number	16
Living space ca.	62 m ²
Balcony / Terrace area approx.	13.59 m²
Zimmer	3.5
Schlafzimmer	2
Badezimmer	1
Balconies	1
Heizungsart	Central heating
Wesentlicher Energieträger	Local heating networks
Year of construction	1975
Heizwärmebedarf (HWB)	46.00 kWh/(m²-a) (Klasse A++)
Gesamtenergieeffizienz-Faktor (fGEE)	0.92 (Grade B)
Available from	immediately
Status	In Vermarktung
Facilities / features	Balcony, Outdoor parking space, Passenger lift
Subject to commission	Ja
Buyer's Commission	3 % + 20 % VAT of the puchase price
Purchase Price	260,000 EUR





Objektbeschreibung

This south-west facing 3.5-room apartment, is located on the 2nd floor of a quiet and well-kept residential building.

The condominium with approx. 62 m² living space impresses with a cozy living ambience. Through the hallway area of the apartment you reach the spacious living room, the kitchen, the 2 bedrooms as well as the bathroom with shower and the separate toilet. From the kitchen, bedroom and living room you have access to the beautiful sunny balcony which guarantees the new owner many hours of sunshine.

Further belongs to the apartment a spacious basement compartment. In addition, the house has common rooms such as bicycle storage, laundry and drying room and a children's playground in front of the house.

Equipment

ETW with about 62 m² living space, living room, kitchen, 2 bedrooms, bathroom with shower, sep. toilet, hallway, balcony;

In front of the house there is enough parking space for the owners





Location

The city Saalfelden (744 m above sea level, 15.912 inhabitants) is placed in the middle of the valley 'Pinzgauer Saalachtal' at the foot of the mountain region Steinerne Meer.

Cross-country skiing tracks, winter walking trails, cosy restaurants, sleigh rides, ice-skating and great shopping facilities are just a few leisure time activities, which you can enjoy in Saalfelden. The family ski area Hinterreit in Saalfelden or the ski area Saalbach-Hinterglemm are reachable in just a few minutes by bus. Also the famous ski area Zell am See-Kaprun is within easy reach.

In summer 400 km of hiking trails and a variety of alp lodges will await you. Besides hiking trails you find extensive bikeways for the whole family. A hot summer day you can enjoy in the swimming bath -Obstmarkt- or at the lake -Ritzensee-.

Further information about this region: www.leogang-saalfelden.at www.saalfelden.at

Infrastructure:

Railway station in Saalfelden

The next airports are: Salzburg (62 km) and Munich (192 km)













Küche



Wohnzimmer



Schlafzimmer 1



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Badezimmer



WC



Flur

