

Charming 2-room ground floor apartment with a view of the countryside

ground floor apartment for sale in 5600 Sankt Johann im Pongau

Object ID: 9337



Living space ca.: **48 m²** - Zimmer: **2** - Purchase Price: **229,000 EUR**



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Object ID	9337
Object types	Apartment, Ground floor apartment
Address	(Land Salzburg - Pongau - St. Johann im Pongau) 5600 Sankt Johann im Pongau Salzburg
Number of floors in the house	3
Apartment number	1
Living space ca.	48 m ²
Usable area ca.	55 m ²
Balcony / Terrace area approx.	5 m ²
Zimmer	2
Schlafzimmer	1
Badezimmer	1
Balconies	1
Wesentlicher Energieträger	Power
Year of construction	1994
Bodenbelag	Laminat, Fliesen
Heizwärmebedarf (HWB)	58.00 kWh/(m ² ·a) (Klasse C)
Gesamtenergieeffizienz-Faktor (fGEE)	1.65 (Grade C)
Parking spaces	1
Tiefgaragenstellplatz	1 Parking space
Bergblick	1
Status	In Vermarktung
Facilities / features	Balcony, Bathtub, Kamin, Laminatboden, Storage room, tiled





	floor, Underground car park
Subject to commission	Ja
Buyer's Commission	3 % + 20 % VAT of the purchase price
Purchase Price	229,000 EUR
operating costs	161.00 EUR



Objektbeschreibung

This attractive 2-room ground floor apartment with its south-east orientation offers a sunny and pleasant living atmosphere. The flat covers a total area of approx. 48 m² and is located in a quiet residential area of St. Johann im Pongau.

Upon entering the flat, you are greeted by a spacious entrance hall, which provides access to the storage room, guest WC, bathroom and the cooking, living and dining area, thus optimising the use of the living space.

The bathroom with bathtub invites you to relax and offers all the amenities for daily care. A separate guest WC is available to increase convenience for residents and guests. The practical storage room offers additional storage space for household utensils and personal items.

The open-plan living area is spacious and connects the kitchen, living room and dining area. Here, a wood-burning stove provides cosy hours and cosy warmth.

From the living area, you can access the balcony, which offers an idyllic outdoor retreat and invites you to linger.

The bedroom offers enough space for restful nights and is harmoniously designed.

Further features such as the infrared electric heating for efficient and pleasant warmth, the country-style kitchen, a cellar compartment for additional storage space and the underground car park for convenient parking and safe storage of your vehicle round off the property.

The flat is located in a sought-after residential area of St. Johann im Pongau. The location offers excellent public transport connections as well as a good infrastructure with shopping facilities, schools and leisure facilities in the immediate vicinity. The picturesque surroundings are ideal for a variety of outdoor activities such as hiking, skiing and cycling.

In the basement of the building there are common rooms such as a laundry room and a drying room, which offer residents additional convenience.

This charming 2-room ground floor flat combines comfort, functionality and a prime location and is ideal for singles, couples or small families who appreciate living in an attractive environment. Arrange a viewing today and let this unique residential offer convince you!

Please contact us for further information or if you are interested.

Equipment

Ground floor apartment with approx. 48 m², living/dining area, entrance hall, guest toilet, storage room, bedroom, bathroom, balcony, cellar compartment, 1 underground parking space;

The property is heated by electric heating

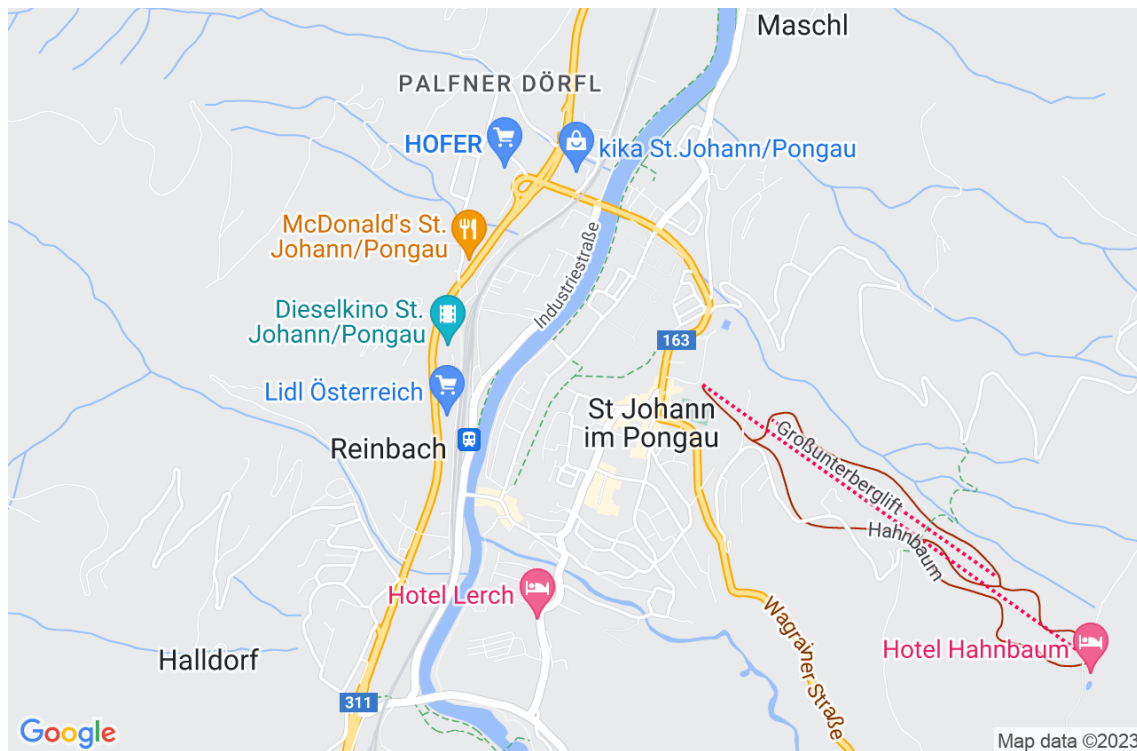


Location

The town of St. Johann (10,259 inhabitants, 565 m above sea level) is a traditional holiday resort approx. 60 km south of the provincial capital of Salzburg. Located directly in the Skiwelt Amadé, St. Johann offers pure winter fun with over 870 kilometres of pistes and 270 lifts. Cross-country skiing, tobogganing, winter walks and much more round off the extensive range of leisure activities on offer. Conveniently located in the centre of the province of Salzburg, St. Johann is the ideal starting point for visiting the numerous sights and excursion destinations throughout the province.

Infrastructure: Railway station in St. Johann im Pongau

The nearest airports are: Salzburg (55 km), Innsbruck (183 km), Munich (231 km)





Aussicht



Wohnzimmer



Küche



Balkon



Schlafzimmer

