

Cosy 2-room Appartement with lake view in Zell am See

Apartment for sale in 5700 Zell am See

Object ID: 9418



Living space ca.: **45 m²** - Zimmer: **2** - Purchase Price: **249,000 EUR**



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Object ID	9418
Object type	Apartment
Address	(Land Salzburg - Pinzgau - Zell am See (alle Ortsteile) - Zell am See - Zentrum) 5700 Zell am See Salzburg
Floor	3
Number of floors in the house	3
Apartment number	26
Living space ca.	45 m ²
Balcony / Terrace area approx.	6 m ²
Zimmer	2
Schlafzimmer	1
Badezimmer	1
Balconies	1
Heizungsart	Central heating
Wesentlicher Energieträger	Öl
Year of construction	1972
Heizwärmebedarf (HWB)	114.00 kWh/(m ² ·a) (Klasse D)
Gesamtenergieeffizienz-Faktor (fGEE)	1.49 (Grade C)
Bergblick	1
Status	In Vermarktung
Facilities / features	Balcony, Outdoor parking space, Passenger lift, Storage room
Subject to commission	Ja
Buyer's Commission	3 % + 20 % VAT of the purchase price





Purchase Price	249,000 EUR
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operating costs	338.00 EUR
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Objektbeschreibung

Welcome to your new oasis high above the rooftops of Zell am See! This charming 2-room flat not only offers a fantastic location, but also a marvellous view of the lake and the majestic surrounding mountains. The building dates back to 1972 and has been partially renovated, with the bathroom and kitchen in particular being modernised.

The flat impresses with its well thought-out room layout and cosy charm. The spacious entrance hall leads directly into the well-equipped kitchen with practical storage room. A separate guest WC provides additional comfort. The bathroom has been modernised and has a shower. The highlight of the flat is undoubtedly the living room, which boasts breathtaking views of the lake and the surrounding mountain landscape thanks to the balcony. The bedroom offers space for restful nights.

The location of the flat couldn't be better. You can reach the picturesque Lake Zell on foot in just a few minutes, where sunbathing lawns invite you to relax. The 'City Express' ski lift is also within easy walking distance, making the flat attractive for nature lovers and winter sports enthusiasts alike.

The flat is heated by oil, which ensures cosy warmth in the cold months. Common rooms such as a laundry room and drying room are located in the basement of the building. Outdoor parking spaces are available and are secured by a barrier.

Equipment

Apartment with approx. 45m² living space, hallway, kitchen, living room, bedroom, bathroom (with shower), guest WC, balcony; storage room, cellar compartment, laundry room, common room, oil heating;

Car park secured with barrier;





Location

Zell am See is located in one of the most important holiday regions in Austria and is one of the top international holiday destinations. Variety in sports, whether in summer or winter, is written in capital letters here.

The town of Zell am See (approx. 9,600 inhabitants, altitude 760m) is located in one of the most important holiday regions in the whole of Austria and, together with the partner municipality of Kaprun, has more than 13,500 guest beds and more than two million overnight stays per year. The town centre of Zell am See offers a pedestrian zone with numerous shopping facilities, restaurants and bars. In winter, Zell am See's local mountain, the Schmittenhöhe (1965 m) and the Kitzsteinhorn glacier ski area (3203 m) offer a total of 56 cable cars and lifts as well as 132 kilometres of pistes.

The two well-equipped ski areas guarantee skiing fun of a special kind. 100 % snow guarantee is guaranteed by the glacier ski area. Away from the piste, there are numerous alternatives such as tobogganing, hiking or cross-country skiing. After a day's skiing, there is plenty of après-ski fun. In summer, numerous hiking and walking trails as well as cosy alpine huts invite you to go hiking. Lake Zell, which has drinking water quality, is ideal for water sports or simply cooling off. For golf enthusiasts, the golf course of the Zell am See - Kaprun golf club offers 36 impressive greens.

Infrastructure: Zell am See railway station is located directly in the centre of the mountain town.

The nearest airports are: Salzburg (85 km), Innsbruck (145 km) and Munich (207 km).

You can also find out more about the region at

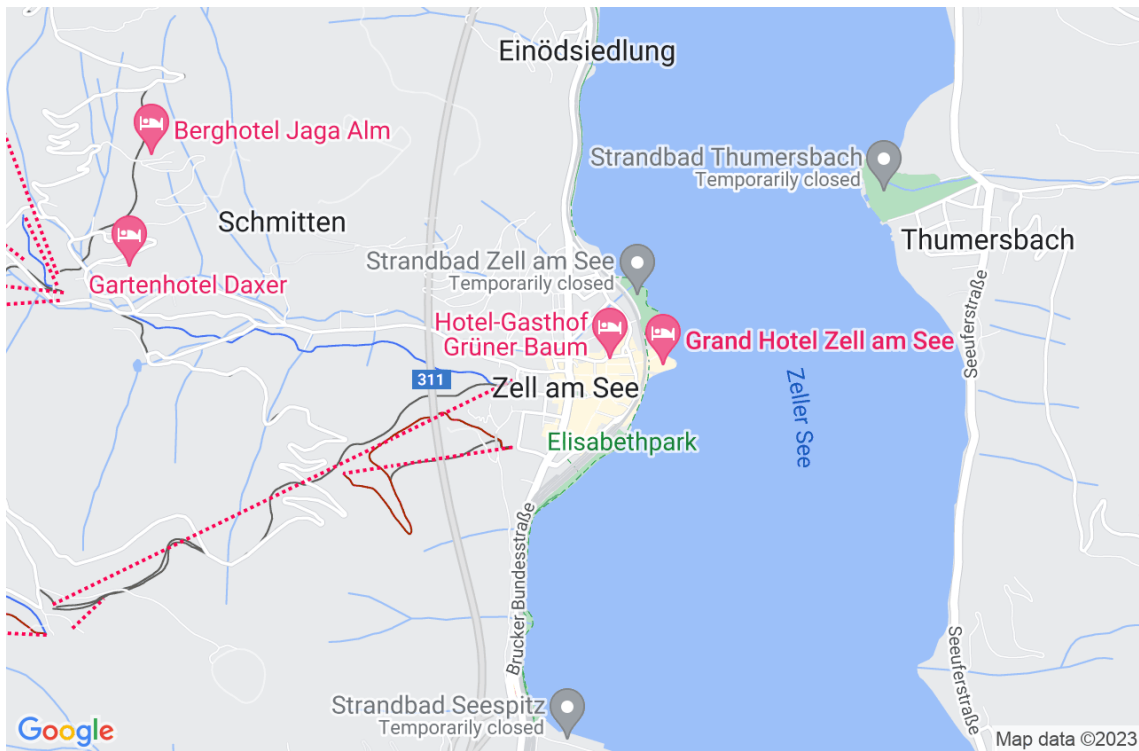
www.zellamsee.at

www.kitzsteinhorn.at

www.zellamsee-kaprun.com

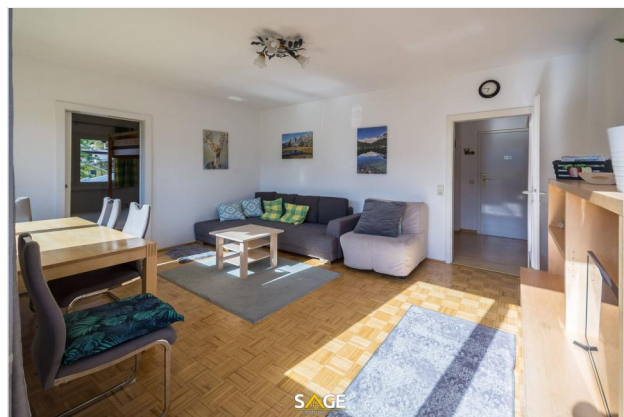
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