

Exclusive villa on the sunny slope above Viehhofen!

Single family home for sale in 5752 Viehhofen

Object ID: 8507



Zimmer: 5 - Purchase Price: 1,490,000 EUR





Exclusive villa on the sunny slope above Viehhofen!

| Object ID | 8507 |
|-------------------------------|--|
| Object types | House, single family home |
| Address | (Land Salzburg - Pinzgau - Viehhofen) 5752 Viehhofen Salzburg |
| Number of floors in the house | 2 |
| Usable area ca. | 160 m ² |
| Grundstück ca. | 577 m ² |
| Zimmer | 5 |
| Schlafzimmer | 4 |
| Badezimmer | 3 |
| Balconies | 1 |
| Heizungsart | Underfloor heating |
| Wesentlicher Energieträger | Geothermal energy |
| Year of construction | 2017 |
| Status | In Vermarktung |
| Facilities / features | Abstellraum, Badewanne, Balcony, carport, Garden usage, Kamin, Sauna, Shower, Swimmingpool, Tageslichtbad |
| Subject to commission | Ja |
| Buyer's Commission | 3 % + 20 % VAT of the puchase price |
| Purchase Price | 1,490,000 EUR |





Objektbeschreibung

Less than 10 minutes to the next ski slope and in a central location to Zell am See and Saalbach is this spacious and cozy single-family house with a perfect panoramic location on the Hecherberg with a view of the surrounding mountains.

The design of the outdoor area underlines the high leisure and recreational value of the house, so you will find three terraces with a panorama sauna, a spacious lounger and a whirlpool. The south-east side of the property is dominated by the pool and the viewing terrace, which is perfect for a barbecue.

The ground floor is divided into an entrance area with cloakroom and staircase, the large open living and dining area with integrated kitchen with access to the wooden terrace with mountain panorama, a bedroom and a bathroom and a separate guest toilet. The brick wood-burning stove with viewing window is an absolute eye-catcher and next to the underfloor heating via geothermal energy, a guarantee for extremely manageable operating costs.

In addition to the master bedroom with its own dressing room, two more bedrooms and a second bathroom and the main bathroom of the house are located in the basement. The view of the surrounding mountains can be enjoyed from the second terrace, which can be reached directly from all three bedrooms. A storage room as well as the building services room are also on this floor.

In addition, a granny flat could be accommodated in the basement with little effort, since the floor has 2 separate entrances. Alternatively, the basement can also be completely separated, so that you have 2 separate living units.

Equipment

Single family house with approx. 160m² living area, spacious living area with panoramic view, 4 bedrooms, 3 bathrooms, technical room, storage room, carport, pool, sauna, whirlpool;

energy performance certificate

energy performance certificate

will be presented during inspection



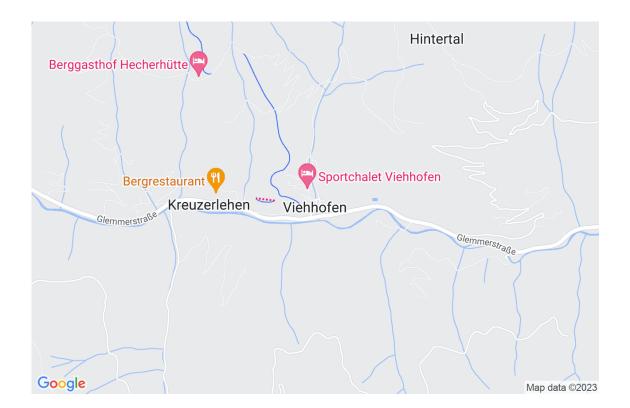


Location

The beautiful holiday resort of Viehhofen (approx. 603 inhabitants, 856 m above sea level) is located in the Salzburger Land in the Glemmtal between Zell am See and Saalbach/Hinterglemm. In summer you can effortlessly go down with the cable cars reach the top and find relaxation in the largest grass mountains in Europe. Winter invites you to go cross-country skiing, ice skating, snowshoeing and of course skiing. Snowboarders can look forward to the fun park and extra snowboard slopes. The huge Saalbach Hinterglemm ski area offers 250 km of marked slopes for beginners and professionals. You can relax on a horse-drawn sleigh ride through the snow-covered winter forest.

Infrastructure: The nearest train station is in Zell am See (9 km) The nearest airports are Salzburg (80 km) and Munich (208 km) More

Information about the region: www.Viehhofen.at www.saalbach.com www.zellamsee.at















Schlafzimmer 2



Schlafzimmer 4



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