

Flat house with extension possibilities and over 1500 m² of land

Multi-family house for sale in 5640 Bad Gastein

Object ID: 8213



Living space ca.: **280 m²** - Zimmer: **14** - Purchase Price: **1,660,000 EUR**



Flat house with extension possibilities and over 1500 m² of land

Object ID	8213
Object types	House, Multi-family house
Address	(Land Salzburg - Pongau - Bad Gastein) 5640 Bad Gastein Salzburg
Number of floors in the house	3
Living space ca.	280 m²
Usable area ca.	400 m²
Balcony / Terrace area approx.	15 m²
Grundstück ca.	1,500 m²
Zimmer	14
Schlafzimmer	10
Heizungsart	Underfloor heating
Wesentlicher Energieträger	Pellet
Status	In Vermarktung
Subject to commission	Ja
Buyer's Commission	3 % + 20 % VAT of the purchase price
Purchase Price	1,660,000 EUR





Objektbeschreibung

The flats in this house were recently renovated and present themselves in a perfect "Gastein feeling" with a lot of romance in an absolutely trendy design!

On the ground floor, which is not yet finished, there is room for 2 more flats.

On the upper floor there are 3 guest flats with 2 bedrooms, 3 bedrooms and one bedroom.

All 3 flats are equipped with complete kitchens in the living room. The attic has another 5-room flat with a more than spacious living room with panoramic windows, balcony and especially in winter a cosy fireplace.

On the property, hidden from prying eyes, there is also a "bathing place" with its own spring, which does not freeze over even in winter.

In addition to a large carport, there are also plenty of parking spaces available on the property.

Equipment

Convertible ground floor

Flat with 2 bedrooms, Apartment with 3 bedrooms, Apartment with 1 bedroom

attic flat with 4 bedrooms

Carport, parking spaces

energy performance certificate

energy performance certificate

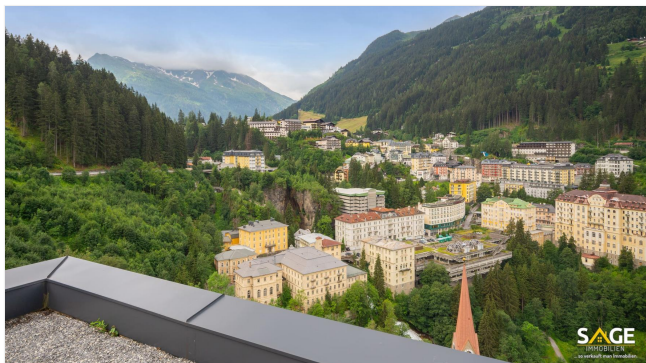
will be presented during inspection



Location

The municipality of Bad Gastein (approx. 5838 inhabitants, 1002 m above sea level) is a world-famous spa and winter sports resort in the Gastein Valley. The special feature of Bad Gastein is the location of the centre. It was built on the steep slopes around the waterfall and is characterised by steep and narrow alleys. Due to the lack of space, space-saving high-rise buildings were erected on these cliffs. These still characterise the townscape of Bad Gastein today. Enjoy the fresh mountain air at over 1000 metres above sea level. Bad Gastein lies fog-free in the middle of the Hohe Tauern National Park. Whether summer or winter, Bad Gastein offers a wide range of sporting opportunities. In summer you will find over 350 km of well-marked hiking trails, countless family-friendly cycle paths, several outdoor pools, tennis courts, an 18-hole golf course and much more. In winter, the Gastein Valley offers a great range of ski slopes with the Stubnerkogel - Angertal - Schlossalm, Dorfgastein - Großarl and Sportgastein ski area, which take you up to 2700 metres above sea level with a total of 200 kilometres of slopes and 51 lifts. With over 90 kilometres of groomed cross-country trails, the Gastein Valley is also a paradise for cross-country skiers. The Alpen Therme in Bad Hofgastein, the Felsentherme in Bad Gastein or the Heilstollen in Gastein also provide rest and relaxation. Infrastructure: The nearest train station is in Bad Gastein. The nearest airports are: Salzburg (94 km) and Munich (204 km). You can also find out more about the region at: www.gastein.com or www.gasteinertal.com





Bad Gastein



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