

Great flat in the mountains, excellent, very good

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apartment for sale in 5640 Bad Gastein

Object ID: 8840



Living space ca.: **74.50 m²** - Zimmer: **4** - Purchase Price: **419,000 EUR**



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Object ID	8840
Object type	Apartment
Address	(Land Salzburg - Pongau - Bad Gastein) 5640 Bad Gastein Salzburg
Floor	3
Number of floors in the house	4
Living space ca.	74.50 m ²
Balcony / Terrace area approx.	5 m ²
Zimmer	4
Schlafzimmer	3
Badezimmer	2
Balconies	1
Heizungsart	Underfloor heating
Wesentlicher Energieträger	Local heating networks
Year of construction	2008
Last modernization	2022
Condition	like new
Equipment	gehoben
Heizwärmebedarf (HWB)	48.00 kWh/(m ² ·a) (Klasse B)
Parking spaces	2
Garagen	2 Parking spaces
Status	In Vermarktung
Facilities / features	Abstellraum, accessibly, Badewanne, Balcony, Garage, parquet floor, Passenger lift, Shower, tiled floor
Subject to commission	Ja





Buyer's Commission	3 % + 20 % VAT of the purchase price
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Purchase Price	419,000 EUR
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operating costs	493.07 EUR
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Objektbeschreibung

are the headlines in the reviews of this house in Bad Gastein. Thanks to the location directly above the Bad Gastein waterfall, the historic centre, thermal baths, train station or the mountain railways are only a few minutes' walk away. Alternatively, bus and also ski bus stop in front of the house.

The flat on offer is divided into a spacious living area with a fully equipped kitchen and spectacular views of the Stubnerkogel, the centre of Bad Gastein and the valley. A total of 3 bedrooms are available as well as 2 bathrooms, the larger with a tub and washing machine.

A spacious cellar compartment is assigned to the flat, as well as a double parking space in the underground garage.

A ski cellar with ski boot heating and a restaurant are available in the house.

The operator's contract with a well-known and experienced house operator must be entered into at the time of purchase.

Equipment

- Foyer with wardrobe
- Living area with balcony
- 3 bedrooms
- Bathroom (shower/WC) Bathroom (tub/WC)
- Cellar compartment
- 2 parking spaces in underground car park





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







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Aussicht



Schlafzimmer 1

