

Holiday chalet at the fairytale forest for rent to holiday guests!

Multi-family house for sale in 5700 Maishofen

Object ID: 8565



Living space ca.: **180 m²** - Zimmer: **11** - Purchase Price: **1,100,000 EUR**



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Object ID	8565
Object types	House, Multi-family house
Address	(Land Salzburg - Pinzgau - Zell am See (alle Ortsteile) - Zell am See - Prielau) 5700 Maishofen Salzburg
Living space ca.	180 m ²
Usable area ca.	225 m ²
Balcony / Terrace area approx.	50 m ²
Grundstück ca.	900 m ²
Zimmer	11
Schlafzimmer	8
Badezimmer	2
Loggien	1
Balconies	1
Heizungsart	Central heating
Wesentlicher Energieträger	gas
Year of construction	1965
Heizwärmebedarf (HWB)	239.00 kWh/(m ² ·a) (Klasse F)
Gesamtenergieeffizienz-Faktor (fGEE)	2.46 (Grade D)
Parking spaces	6
Garagen	6 Parking spaces
Status	In Vermarktung
Facilities / features	Abstellraum, Badewanne, Balcony, Garage, Garden usage, Kamin, Loggia, Outdoor parking space, parquet floor, Shower, Tageslichtbad, Teppichboden, tiled floor





Subject to commission	Ja
Buyer's Commission	3 % + 20 % VAT of the purchase price
Purchase Price	1,100,000 EUR
operating costs	320.00 EUR
Heating costs	200.00 EUR



Objektbeschreibung

Perfect relaxation in unspoilt nature is promised by this dream holiday home for tourist use on the edge of the nature reserve of Lake Zell.

On the ground floor, your guests will find a fully equipped kitchen, a living room with a real "lounging couch", a dining room with more than enough space for everyone, a bedroom, bathroom and separate toilet. On the first floor there are 5 bedrooms, the 3 south-facing ones with access to the balcony and the adjoining terrace with a dream view of the fairytale forest and the Zell basin, as well as another bathroom and also a separate toilet. 2 further bedrooms, a small storeroom and another separate toilet make up the attic.

The building services are located in the rear part of the house. In the attached garage there is a "ski waxing station" or bike workshop, ski rack and shoe warmer. A shed is available as a further storage room.

In the garden there is a covered outdoor seating area with barbecue, a children's playground and fixed table tennis table at hand.

The car park is also designed for larger groups of guests. The ski slopes in Zell am See or in the Skicircus Saalbach Hinterglemm can be reached in a few minutes. The cycle path to the lake is "around the corner".

Equipment

Ground floor: kitchen, living room, dining room, bedroom, bathroom, toilet, utility room, storage room, garage.

Upper floor: 3 bedrooms (balcony access) 2 bedrooms, bathroom, toilet; terrace

DG: 2 bedrooms, WC, 3 storerooms/attic room

Garage, shed, garden house with outdoor seating and barbecue area, children's playground





Location

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

The town of Zell am See (approx. 9,600 inhabitants, altitude 760m) is situated in one of the most important holiday regions in Austria and, together with its partner municipality 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 and 132 kilometres of pistes.

The two excellently equipped ski areas guarantee a very special kind of skiing pleasure. 100 % snow guarantee is guaranteed by the glacier ski area.

Off-piste, there are numerous alternatives such as tobogganing, hiking or cross-country skiing, hiking or cross-country skiing. After a day of skiing, you can enjoy après-ski.

In summer, numerous hiking and walking trails as well as cosy alpine huts invite you to hike.

For water sports or simply to cool down, the Zeller See, which has drinking water quality, is inviting.

For golf fans, the golf course of the Zell am See - Kaprun Golf Club offers 36 impressive greens.

Infrastructure: The 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

www.maishofen.com







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