

Holiday flat for tourist use – a few minutes' walk from the ski slopes

ground floor apartment for sale in 5661 Rauris

Object ID: 8469



Living space ca.: **54 m²** - Zimmer: **3** - Purchase Price: **190,000 EUR**



Holiday flat for tourist use – a few minutes' walk from the ski slopes

Object ID	8469
Object types	Apartment, Ground floor apartment, holiday home
Address	(Land Salzburg - Pinzgau - Rauris) 5661 Rauris Salzburg
Apartment number	2
Living space ca.	54 m ²
Balcony / Terrace area approx.	20 m ²
Zimmer	3
Schlafzimmer	2
Badezimmer	1
Balconies	1
Heizungsart	Underfloor heating
Wesentlicher Energieträger	Luft/Wasser Wärmepumpe
Bodenbelag	Fliesen, Parkett
Bergblick	1
Status	In Vermarktung
Facilities / features	Als Ferienimmobilie geeignet, Balcony, Bathtub, parquet floor, Sauna, Shower, Storage room, Swimmingpool, Tageslichtbad, tiled floor
Subject to commission	Ja
Buyer's Commission	3 % + 20 % VAT of the purchase price
Purchase Price	190,000 EUR
operating costs	418.17 EUR





Objektbeschreibung

Especially families with younger children appreciate the advantages of this ground floor terrace flat with visual contact to the play areas in the garden of this complex. Two bedrooms, a spacious bathroom with double washbasin, shower and bathtub as well as washing machine connection and an open-plan living room with integrated kitchen as well as access to the covered terrace create the best conditions for relaxing holidays for your guests.

An experienced operator takes care of the best possible occupancy as well as an attractive wellness area with indoor swimming pool, sauna, steam bath and fitness room which is available to your guests.

A cellar compartment is assigned to the flat.

Equipment

Open living/dining area with integrated kitchen, 2 bedrooms, bathroom with shower and tub covered terrace

Cellar compartment

energy performance certificate

energy performance certificate

will be presented during inspection



Location

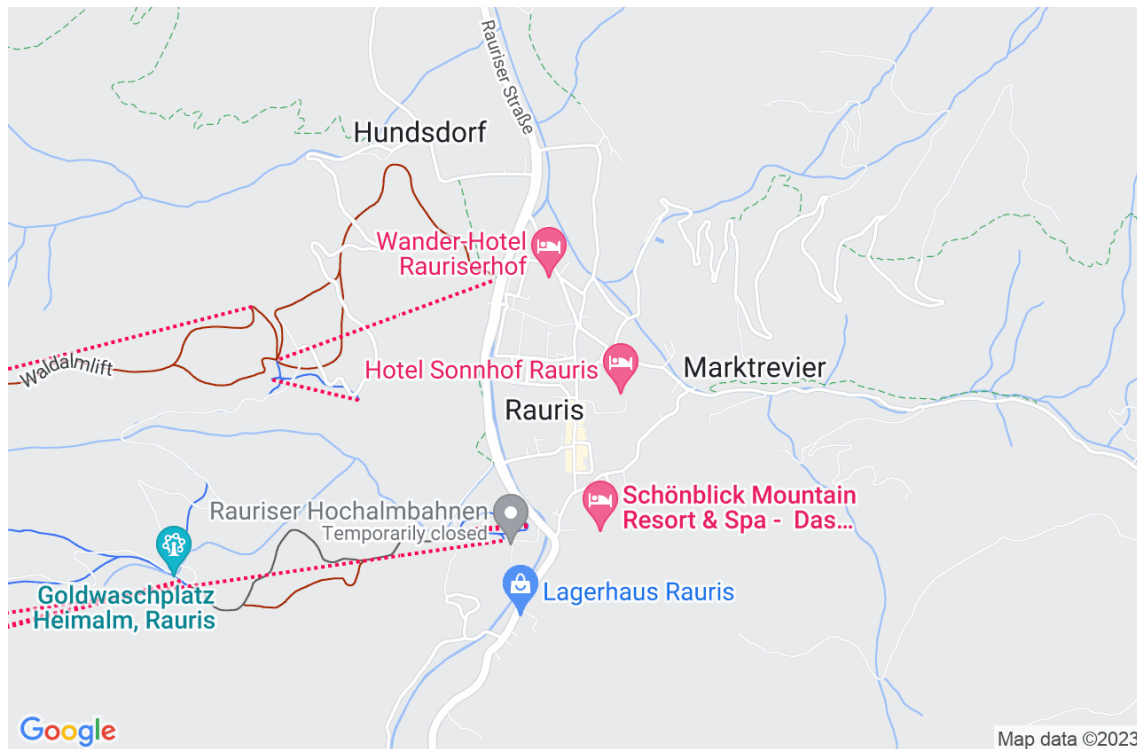
The village of Rauris (3,150 inhabitants, 950 m above sea level) is nestled in the heart of the Hohe Tauern National Park.

Here you will find peace and relaxation, surrounded by meadows, forest and mountains. In addition to a breathtaking landscape, Rauris also offers a wide range of leisure activities in both summer and winter. With over 295 km of marked hiking trails, Rauris offers the best conditions for hiking enthusiasts and mountain bikers.

Whether hiking, animal watching, cycling, fishing, ski tours or gold panning, in Rauris everyone finds the right balance from the grey everyday life.

In winter, the Rauris Valley has one of the most beautiful skiing areas in Austria. The small but beautiful skiing area Rauriser Hochalm has slopes for beginners and professionals. Over 40 km of perfectly groomed cross-country ski trails also await you!

Region: www.rauriser-tal.at





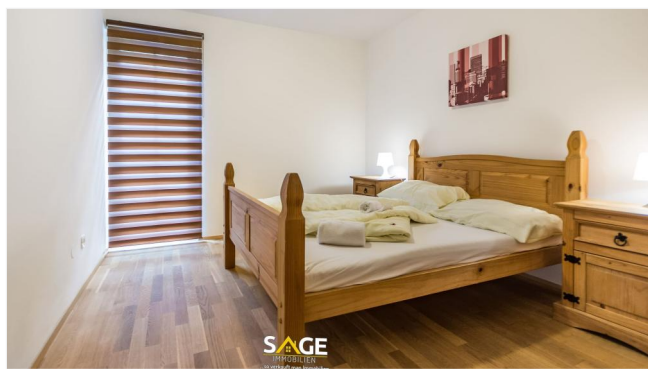
Küche

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Schlafzimmer



Bad

