

# Investment property! Wonderful business- and residential house in Taxenbach

House for sale in 5660 Taxenbach

Object ID: 7761

Living space ca.: **390 m<sup>2</sup>** - Purchase Price: **1,195,000 EUR**



## Investment property! Wonderful business- and residential house in Taxenbach

Object ID	7761
Object type	House
Address	(Land Salzburg - Pinzgau - Taxenbach) 5660 Taxenbach Salzburg
Living space ca.	390 m <sup>2</sup>
Grundstück ca.	878 m <sup>2</sup>
Balcony-/Terrace area	250 m <sup>2</sup>
Schlafzimmer	6
Badezimmer	4
Balconies	2
Terraces	3
Year of construction	1981
Last modernization	2021
Condition	modernized
Equipment	gehoben
Parking spaces	7
Garagen	7 Parking spaces
Facilities / features	Abstellraum, Balcony, Garage, Granny flat, Kamin, Terrace
Provisionspflichtig	Ja
Purchase Price	1,195,000 EUR



## Objektbeschreibung

This business- and residential house is situated in a very central and quiet location of Taxenbach. The house was built in 1981. In 2007 it was comprehensively and elegantly renovated. The apartments are high-class furnished and are in perfect condition (polished stone floors, doors made of cherry wood). The open-plan kitchen-living rooms are generously-sized and offer a tiled stove or a 'Danish stove'. The house offers 3 apartments (2 x 130 m<sup>2</sup>, 1 x 105 m<sup>2</sup>), a salesroom and a workshop (450 m<sup>2</sup>) with an own powerhouse. The object is surrounded by spacious terraces and beautiful balconies. 5 Garages, enough parking lots and generously-sized cellar compartments are also available.

## Equipment

Business and residential house with 3 apartments (living area of 365 m<sup>2</sup>), workshop with an effective area of 450 m<sup>2</sup>, own powerhouse, salesroom, terraces, balconies, 5 garages, enough parking lots, attic apartment: 105 m<sup>2</sup>, open-plan kitchen-living room, 2 bedrooms, 2 bathrooms, terrace, balcony, cellar compartment, electronic heating, 'Danish stove'. Ground floor apartment: 130 m<sup>2</sup>, open-plan kitchen-living room, 'farmhouse parlour', new kitchen, 3 bedrooms, bathroom with toilet, separate toilet, storage room, garage, parking lot, cellar, balcony. Apartment basement: 130 m<sup>2</sup>, open-plan kitchen-living room, bathroom, separate toilet, 2 terraces, bedroom, cellar, garage, parking lot.

## energy performance certificate

energy performance certificate

wird bei Besichtigung vorgelegt

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## Location

The village Taxenbach (3.029 inhabitants, 776 m above sea level) is located in the lower 'Salzach' valley, close to the famous tourism regions Zell am See – Kaprun and the valley of Rauris. In winter the ski areas of Zell am See – Kaprun, the 'Rauriser Hochalmbahnen' or the 'Gasteiner Bergbahnen' are reachable by car in only 20 minutes. Cross-country skiing, hiking in a beautiful wintery landscape or curling are only some possibilities Taxenbach has to offer. In summer Taxenbach offers numerous hiking trails and its own rafting center. Further information about this region: [www.taxenbach.at](http://www.taxenbach.at) Infrastructure: Railway station in Taxenbach The next airports are: Salzburg (80 km), Innsbruck (160 km), Munich (250 km)



Mehrfamilienhaus in Taxenbach

Stube

Essbereich

Küche

Offenes Wohnen

Bad



Küche 2

Wohnraum

Bad 2

Wohnraum 2

Dachgarten

Dachgarten



Werkstadt

Werkstadt2

Werkstadt3

