

Second home / holiday home 200 m from the ski lift in Flachau

Single family home for sale in 5542 Flachau

Object ID: 8285

Living space ca.: **125 m²** - Zimmer: **5** - Purchase Price: **949,000 EUR**



Second home / holiday home 200 m from the ski lift in Flachau

Object ID	8285
Object types	House, single family home
Address	(Land Salzburg - Pongau - Flachau) 5542 Flachau Salzburg
Living space ca.	125 m ²
Grundstück ca.	835 m ²
Zimmer	5
Schlafzimmer	4
Badezimmer	2
Balconies	1
Wesentlicher Energieträger	Öl
Year of construction	1975
Last modernization	2017
Facilities / features	Abstellraum, Balcony, Garage, Garden usage, Outdoor parking space
Provisionspflichtig	Ja
Buyer's Commission	3 % + 20 % VAT of the purchase price
Purchase Price	949,000 EUR



Objektbeschreibung

Almost hidden in the forest, this typical 70's-style holiday chalet is just under 200 m from the nearest ski lift and 100 m from the nearest ski slope.

Through the practical porch, which is located between the house and the attached garage, you enter the anteroom with a central staircase from which all rooms on the ground floor lead: the recently renovated kitchen, the bathroom, which has also been renovated, living room with access to the terrace, a bedroom and a small storage room.

On the upper floor there are 2 bedrooms with balcony access, another bedroom, a bathroom and a separate toilet. In keeping with the chalet style, the rooms on this floor are mostly equipped with wooden floors and paneling.

Storage and technical rooms in the basement as well as a garage are available - the entire roof of the house was also newly covered only a few years ago.

Equipment

Kitchen with dining area, living room, bedroom, bathroom, small storage room
2 bedrooms with balcony access, another bedroom, bathroom, separate toilet
basement, garage

energy performance certificate

energy performance certificate

wird bei Besichtigung vorgelegt



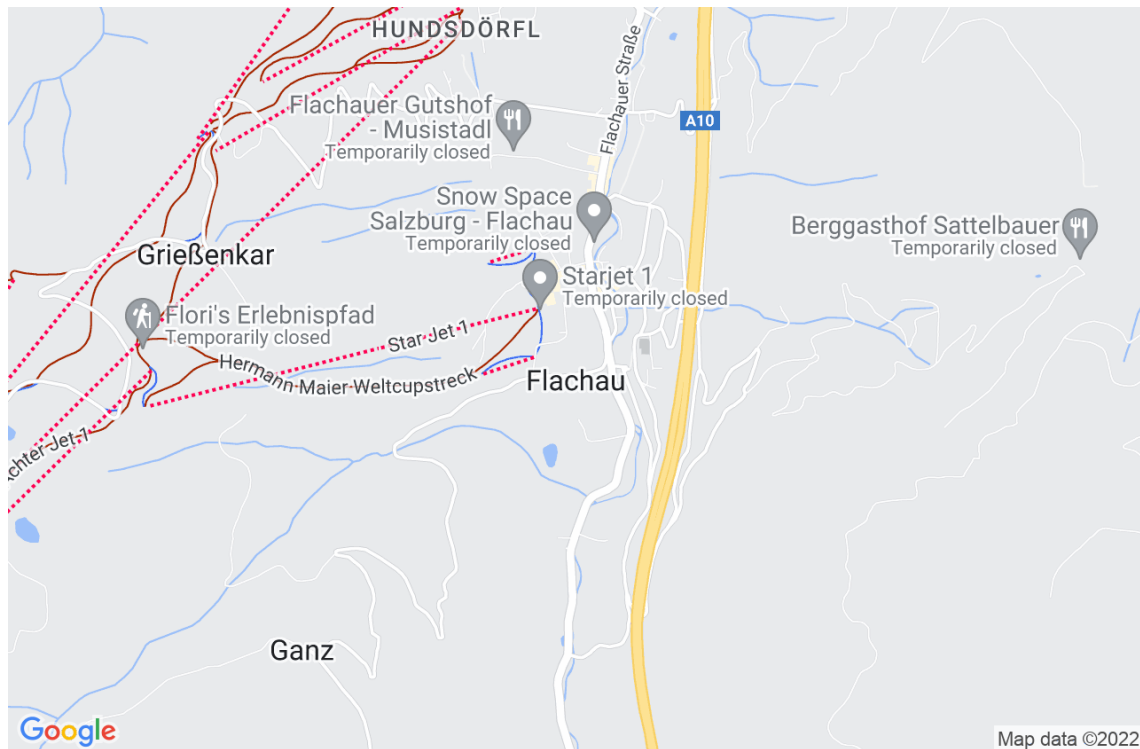
Location

The municipality of Flachau (population 2,639, 920m above sea level) is located in the Salzburger Land in the district of St. Johann im Pongau. The place is located in one of the largest ski areas in Austria, the Skiwelt Amadé. In winter, Flachau shines with the Skiwelt Amadé. There are other alternatives away from the slopes, such as cross-country skiing, tobogganing, winter hiking, ski tours, horse-drawn sleigh rides and snowshoe hiking. In summer, Flachau offers not only hiking and cycling trails, but also a well-kept bathing lake for hot summer days. For the adventurous, climbing on walls or high ropes courses, as well as sableing, canyoning and rafting are on the program.

Infrastructure: The nearest train station is in Altenmarkt (7km).

The nearest airports are: Salzburg (71 km) and Munich (240 km).

More about the region: www.flachau.com www.skiamade.at



Wohnzimmer

Küche

Schlafzimmer

Schlafzimmer

MySAGE

DSC07613



Flur

Zimmer

Flur OG

Zimmer

