

Multi-family house in Zell am See

Multi-family house for sale in 5700 Zell am See

Object ID: 7747



Living space ca.: **2,032 m²** - Zimmer: **70**



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Object ID	7747
Object types	House, Multi-family house
Address	(Land Salzburg - Pinzgau - Maishofen) 5700 Zell am See Salzburg
Number of floors in the house	3
Living space ca.	2,032 m²
Usable area ca.	2,950 m²
Grundstück ca.	6,000 m²
Zimmer	70
Schlafzimmer	50
Badezimmer	50
Balconies	12
Terraces	25
Heizungsart	Central heating
Wesentlicher Energieträger	Pellet
Year of construction	1994
Last modernization	2020
Condition	fully renovated
Equipment	Standard
Heizwärmebedarf (HWB)	51.00 kWh/(m²·a) (Klasse C)
Parking spaces	60
Parking spaces	60 Parking spaces
Preis Auf Anfrage	1
Status	In Vermarktung
Facilities / features	Abstellraum, Balcony, Garden usage, Outdoor parking space,





Terrace, Winter garden

Subject to commission	Ja
Buyer's Commission	3.6 % (incl. VAT) of the purchase price
Housing allowance	3,500 EUR
Price	on request





Objektbeschreibung

This residential and commercial property has been continuously renovated and adapted over the past years.

It currently offers 50 residential units, the possibility of a seminar room, large garages and storage rooms, heating with renewable energy, and much more - situated in a perfect green environment with a view of the Kitzsteinhorn and Steinernes Meer. In about 10 to 15 minutes you can reach the skiing areas of Saalbach, Zell am See, Kitzsteinhorn, Maria Alm or even Leogang, for the summer: the house is only a few metres from the cycle path, the lidos, the biking experiences or hiking trails are thus easily accessible even without a car.

Disadvantage of the location: sometimes, better very rarely, you can hear the cows in the neighbouring meadow.





Location

In about 15 minutes by bike you reach the centre of Zell am See and you are in the middle of the beautiful mountain town. Zell am See is located in one of the most important holiday regions in Austria and is one of the top international recreational destinations. Variety in sports, whether in summer or winter, is written large here. The town of Zell am See (approx. 9,638 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, www.schmitten.at) and the Kitzsteinhorn glacier ski area (3203 m, www.kitzsteinhorn.at) offer a total of 56 cable cars and lifts and 132 kilometres of pistes. The two excellently equipped ski areas guarantee a 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. 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 friends of golf, the golf course of the Zell am See - Kaprun golf club offers 36 impressive greens.

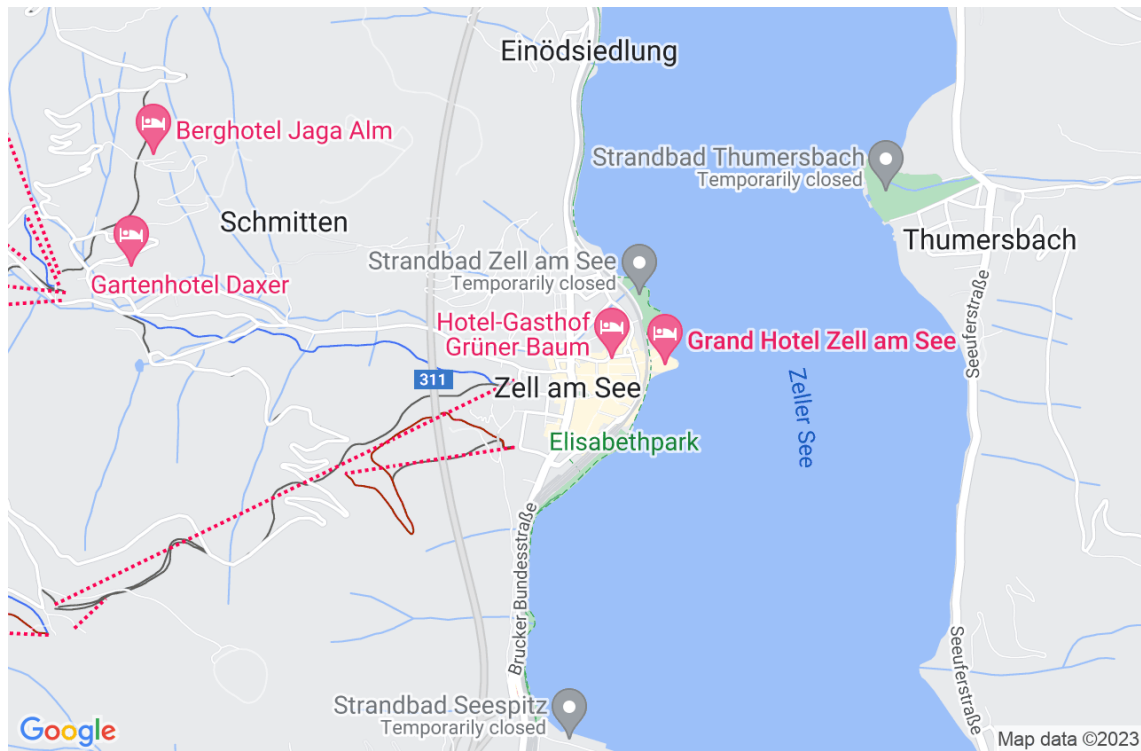
Infrastructure:

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 or www.kitzsteinhorn.at or www.zellamsee-kaprun.com







Appartement mit Terrasse



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Wohnbeispiel DG 2

