

Probably the best winter garden in Pinzgau

Single family home for sale in 5760 Saalfelden am Steinernen Meer

Object ID: 8537



Living space ca.: **230 m²** - Zimmer: **6** - Purchase Price: **995,000 EUR**



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Object ID	8537
Object types	House, single family home
Address	(Land Salzburg - Pinzgau - Saalfelden am Steinernen Meer) 5760 Saalfelden am Steinernen Meer Salzburg
Living space ca.	230 m²
Usable area ca.	300 m²
Balcony / Terrace area approx.	102 m²
Grundstück ca.	760 m²
Zimmer	6
Schlafzimmer	4
Badezimmer	2
Balconies	1
Heizungsart	Underfloor heating
Wesentlicher Energieträger	Öl
Status	In Vermarktung
Facilities / features	Abstellraum, Badewanne, Balcony, Garage, Garden usage, Laminatboden, Outdoor parking space, parquet floor, Shower, Tageslichtbad, tiled floor, Winter garden
Subject to commission	Ja
Buyer's Commission	3 % + 20 % VAT of the purchase price
Purchase Price	995,000 EUR
operating costs	110.00 EUR
Heating costs	325.00 EUR



Objektbeschreibung

not only shines with a perfect view from Saalfelden to the Kitzsteinhorn, but is also looking for new residents.

Attached to the conservatory is an equally perfectly equipped house with two independent flats. The larger unit has a large open-plan living area on the lower floor with kitchen, kitchen island and dining area, living room and conservatory, which opens onto the terrace or covered outdoor seating area. A guest toilet is available. The upper floor has 3 bedrooms, the two larger ones with access to the terrace, a daylight bathroom with shower and tub, as well as a separate toilet. The smaller living unit is divided into a living area of more than 40 m² - also with conservatory and access to the second, covered terrace - with modern, fully equipped fitted kitchen, dining area and lounge as well as a sleeping area on the lower floor with bathroom en suite and also almost 40 m² living space.

In the cellar part of the house there are 3 storage rooms, a laundry room, technical room and tank room. The cellar can also be accessed from the outside.

A spacious garage is attached to the house.

Equipment

2 living units

Main flat: open living area with kitchen, living room, winter garden, terrace access

3 bedrooms, bathroom with tub and shower, 2 separate toilets

Granny flat: open living area with integrated winter garden with terrace access, fitted kitchen, sleeping area with bathroom en suite

Storage room

Laundry, 2 storerooms, technical and tank room

Garage

energy performance certificate

energy performance certificate

will be presented during inspection



Location

Saalfelden (pop. 15,912, alt. 744) is situated in the heart of the Pinzgau Saalach Valley in a spacious valley basin at the foot of the Steinernes Meer. Despite an urban structure in the central part of the village, the rural-charming character predominates. The economy is dominated by trade and commerce. Saalfelden is the central shopping location for the Pinzgau and the neighbouring Tyrolean region. In summer, the surrounding area offers many opportunities for leisure activities. Several golf courses with different numbers of holes are also not far away. Especially in winter, the ski areas in Maria Alm and Hochkönig, the ski area with the ski circuit in Saalbach - Hinterglemm - Leogang and the ski areas of Zell am See - Kaprun with the Schmittenhöhe and the Kitzsteinhorn can be reached by car in a maximum of 20 minutes.

Infrastructure: There is a railway station directly in Saalfelden.

The nearest airports are Salzburg (62 km) and Munich (192 km).

You can also find out more about the region at: www.leogang-saalfelden.at www.saalfelden.at





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