

Spacious apartment house in sunny location of Uttendorf

Multi-family house for sale in 5723 Uttendorf

Object ID: 8255



Living space ca.: **480 m²** - Zimmer: **20** - Purchase Price: **849,000 EUR**



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Object ID	8255
Object types	House, Multi-family house
Address	(Land Salzburg - Pinzgau - Uttendorf) 5723 Uttendorf Salzburg
Number of floors in the house	4
Living space ca.	480 m ²
Usable area ca.	510 m ²
Grundstück ca.	1,010 m ²
Zimmer	20
Schlafzimmer	7
Badezimmer	5
Balconies	1
Terraces	2
Heizungsart	Central heating
Wesentlicher Energieträger	Öl
Year of construction	1970
Status	In Vermarktung
Facilities / features	Abstellraum, Badewanne, Balcony, carport, Garage, Garden usage, Kamin, Laminatboden, Outdoor parking space, parquet floor, Sauna, Shower, Tageslichtbad, Terrace, tiled floor, Winter garden
Subject to commission	Ja
Purchase Price	849,000 EUR



Objektbeschreibung

In the center of Uttendorf you will find this extremely spacious country house with a large garden and a perfect view all the way to the Stubachtal and the surrounding three-thousand-meter peaks.

Thanks to a slight hillside, the house has 4 bright, daylight floors.

In the basement with separate access is currently a permanently rented office space.

The ground floor is currently used as the owner's apartment and is divided into a foyer, a hallway, 2 bedrooms, a bathroom, a dining room, the kitchen with pantry and the attractive conservatory with fireplace, exit to the balcony and terrace and an exit to the garden.

The upper floor is split into 2 independent apartments.

The east side apartment offers 1 bedroom and a living-dining room with open kitchen, a bathroom with shower and a separate WC.

The west side apartment is divided into 2 bedrooms and the living area with kitchen, as well as a bathroom with shower and toilet. Both apartments have access to the spacious "panoramic balcony" with magnificent views of the Oberpinzgau.

In the attic is a currently also rented three-room apartment with 2 bedrooms, a spacious living-dining area with kitchen and 2 bathrooms.

A double garage, a carport and sufficient parking spaces as well as various storage rooms are also available.

Just not to forget, but the best place is the wooden terrace in the idyllic garden, here you can spend summer days and evenings perfectly!

Within the framework of a private room rental, the apartments can also be rented to vacation guests.

Equipment

MFH with 3 apartments and large owner's apartment, garden, permanently rented office space with its own entrance, Double garage, carport, parking spaces, oil central heating,

Ground floor: apartment approx. 120m²

Upper floor: APP 1 approx. 50m², APP 2 approx. 43m²

Attic floor: APP 3 approx. 68m²

Basement: office space approx. 115m²





energy performance certificate

energy performance certificate

will be presented during inspection



Location

Uttendorf (2960 inhabitants, sea level 804 m) is located in the vacation region Hohe Tauern National Park at the entrance to the Stubach Valley. With the famous Weißsee glacier area (2315 m above sea level) it offers a very popular center of high mountain tourism. A modern cable car brings you without waiting time in the middle of the family ski area Weißsee, one of the most comfortable and scenic ski areas away from mass tourism. In winter, the well-known ski areas of Kaprun, Zell am See or Kitzbühel can be reached in just a few minutes by car.

In summer, countless hiking routes, from family-friendly to high alpine, invite you to explore the mountain world of the Hohe Tauern. In addition to hiking trails, you will also find an extensive cycling and mountain biking network. Relaxation can be found at the Uttendorfer Badensee, which offers numerous attractions for young and old.

More information about the region:

www.uttendorf-info.at

www.uttendorf.com

Infrastructure:

The nearest train station is in Zell am See (18 km).

The nearest airports are: Salzburg (104 km), Innsbruck (127 km), Munich (201 km).





Wintergarten



Esszimmer



Schlafzimmer EG

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