

Elsbethen – Salzburg

# Gemütliche 2,5-Zimmer-Wohnung mit Balkon

Property ID: CG014101224



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**PURCHASE PRICE: 349.000 EUR • ROOMS: 2.5**

Property ID: CG014101224 - 5061 Elsbethen – Salzburg

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## At a glance

Property ID	CG014101224	Purchase Price	349.000 EUR
Floor	1	Commission	3% zzgl 20% MwSt
Rooms	2.5	Condition of property	Modernised
Bedrooms	1	Construction method	Solid
Bathrooms	1	Usable Space	ca. 64 m <sup>2</sup>
Year of construction	2015	Equipment	Built-in kitchen
Type of parking	2 x Outdoor parking space		

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## Energy Data

Type of heating	Central heating
Power Source	District heating
Energy information	At the time of preparing the document, no energy certificate was available.

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## The property





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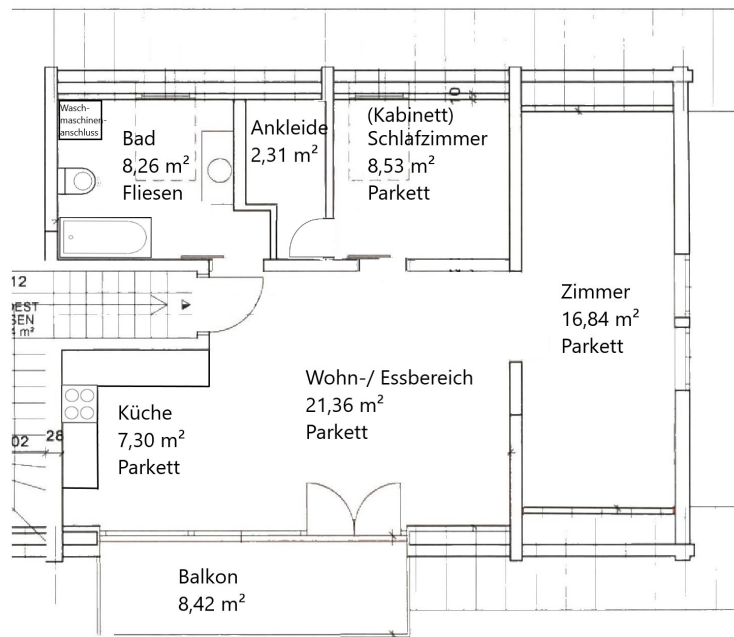
## The property





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## A first impression

This charming 2.5-room apartment with approx. 64.6 m<sup>2</sup> impresses with a successful mix of modern and natural elements and is located on the second floor of a residential building with only 4 parties. The newly renovated bathroom has an elegant natural stone washbasin, marble tiles and a bathtub as well as natural light, which creates a pleasant atmosphere. The bathroom was renovated in 2023. The living and dining room boasts plenty of natural light. Thanks to the open Vito fitted kitchen, there is enough space for a large dining table in the dining area for a convivial atmosphere and a cozy seating area in the living area. The kitchen is equipped with an oven and ceramic hob from ElektraBregenz as well as a Bosch dishwasher, sink and fridge. The living area leads to an open, additional area that is ideal as a study or for individual use, such as a studio or reading room. The wood paneling in both the living room and study area as well as in the bedroom creates a warm and inviting atmosphere and makes you feel at home. As the apartment is located on the top floor, the sloping ceilings make the entire apartment even cozier. From the living and dining area you enter the 8 m<sup>2</sup> balcony, from which you can enjoy a magnificent mountain view, making the apartment a perfect retreat. Ideal for anyone looking for a stylish and cozy apartment in a quiet location. The apartment has two outdoor parking spaces directly in front of the house, which are included in the purchase price. The operating costs are consumption-based and currently amount to: € 278.84 for the apartment (incl. heating costs € 68.17; water and sewer € 21.47 and reserve € 72.49) € 23.57 for the parking spaces. The energy certificate will be submitted later.

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## Details of amenities

- 8 m<sup>2</sup> balcony
- mountain view
- Warm appearance due to wood paneling
- Bathroom renovated in 2023
- Bathtub with rain shower head
- Natural stone washbasin
- Vito fitted kitchen
- Parquet floors in the living rooms
- 2 outdoor parking spaces included
- only 4 parties in the house
- Reserve € 16,328 as of December 2024



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## All about the location

The surrounding area in the south of Elsbethen is characterized by a quiet, green residential area with detached houses and agricultural land. This rural atmosphere offers a high quality of life, while the proximity to the city of Salzburg provides excellent access to urban infrastructure. The local infrastructure is well developed. Shopping facilities for daily needs as well as schools, kindergartens and leisure facilities are nearby and easily accessible. Public transport is also well connected, with several bus stops within walking distance, providing a direct connection to Salzburg city center, the main train station and other important destinations in the area. In addition to the excellent bus connections, there is also an S-Bahn station within walking distance, offering easy connections to Hallein or Europark, for example. The Glasenbachklamm gorge and the Trockene Klammen gorges are ideal for enjoying, walking and hiking and are particularly worth a visit in summer. For sporting activities and relaxation, there are numerous hiking and cycling trails along the Salzach, which invite you to take long walks and bike rides. There are also excellent connections to the nearby main road and highway, making it easy to reach the city and surrounding regions.

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## Contact partner

For further information, please contact your contact person:

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