



91 m<sup>2</sup> Piesendorf, Rakousko 1 000 000 EUR / 24 840 000 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	<b>N7677</b>	Price	<b>1 000 000 EUR / 24 840 000 CZK</b>
Address	<b>Piesendorf, Rakousko</b>	Type	<b>Apartments</b>
Disposition	<b>3 + kitchenette</b>	Usable area	<b>91 m<sup>2</sup></b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Floor	<b>ground floor</b>
Parking	<b>2</b>	Terrace	<b>34 m<sup>2</sup></b>
Cellar	<b>5 m<sup>2</sup></b>		

## About real estate

We offer for sale a spacious apartment in the quiet alpine village of Piesendorf, in the heart of the Salzburg region, not far from the famous ski resorts of Kaprun and Zell am See. The apartment is located on the 1st floor and is ideal for both personal use and as an investment for further rental.

The apartment has a floor area of 91,19 sqm and offers a modern 3+kk layout. It is fully furnished with high-quality custom-made furniture and all appliances: kitchen, built-in wardrobes, beds, living room, and utility room. Comfortable living is ensured by underfloor heating with remote control, so the apartment can be heated before your arrival. The windows face south towards the Alps, which guarantees not only beautiful views but also plenty of daylight. The apartment includes a spacious terrace of 34,35 sqm with a direct view of the Alps, providing a unique place to relax in every season. The apartment has a practical cellar (5 sqm) located directly opposite the entrance door, ideal for storing sports equipment, and a separate storage room (2 sqm) suitable for storing drinks or food.

The apartment has two parking spaces located directly at the entrance to the building.

The location of Piesendorf offers excellent accessibility, with public transport within walking distance of about 5 minutes. The village is located on the route between Zell am See and Krimml and offers excellent connections for both everyday needs and excursions. All amenities are nearby: shops, grocery stores, restaurants, bars, cable cars, ski slopes, and other winter and summer sports facilities. Golf enthusiasts will appreciate the proximity of the Golfclub Zell am See-Kaprun.

The area is known for its peaceful atmosphere, beautiful nature, and views of the Alpine peaks. It is therefore ideal for lovers of mountains, skiing, hiking, and relaxation in nature.