



## House, Piesendorf, Salzburg, Austria

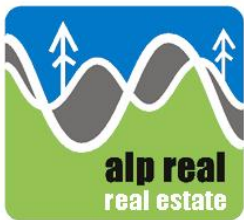
€ 298.000

**sunny - central location - well maintained - with carport and garage**

This detached house with 3 bedrooms is located in Piesendorf at a very central point. It is perfect for all kinds of activities. First of all, the house is surrounded by skiing areas: the skiing area Nagelköpfg in Piesendorf is only a few minutes away, the skiing areas of Kaprun and Zell am See are approx 10-15min drive and the Kitzbühel - Hollersbach skiing area is approx 20min away. Piesendorf is part of the valley called Oberpinzgau. Due to the small difference in height the valley is great for winter walking or for cross country skiing. Of course there are several toboggan slopes, also lighted at night. After a day out in the fresh air, there are many different restaurants and bars or you can go relaxing in the new Tauern Spa in Kaprun offering several saunas and massages. The summers are also worth recommendation: cycling through the valley - and take the train back home - or on one of the mountains, walking, visit the Zell am See lake, several swimming lakes, play golf on the golf course in Zell am See or in Mittersill, do the Grossglockner Hochalpinstraße tour, visit the waterfalls in Krimml, etc.

The garden of the house is nicely landscaped. It is very sunny and offers stunning views on the surrounding mountains. The house is well kept and in good condition. The living room is divided into 2 rooms, one of them has an original austrian stove - a Kachelofen - which spreads very comfortable heat. Heating of the house is electrical, a system that loads during the night at a cheaper electricity rate. Floorings are made of laminate in the living room, carpeted in the bedrooms and tiled in the bathroom. The house has 3 bedrooms, if wished it is possible to create a 4th bedroom by extending the attic. There is both a garage and a carport. Furthermore there are also 2 parking lots in the open.

Layout: Basement: storage. Ground floor: entrance, toilet, storage, kitchen, living room consisting of 2 rooms. 1st Floor: landing, bathroom, toilet, 3 bedrooms of which 2 have access to the balcony. Attic: option to create an extra room.



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number of bedrooms: 3

plot size (sqm): 487

kind of object: house and villa

living surface: 129

garden - terrace - balcony: garden, terrace, balcony

extra: garage, carport and 2 parking lots

location: sunny

city: Piesendorf

number of bathrooms: 1

province: Salzburgerland

country: Austria

region: Pinzgau

number of rooms: 5

price type: asking price

provision: 3% ex VAT

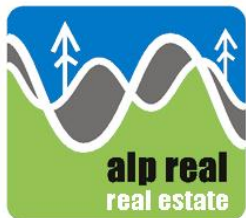












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