

Wals / Walserfeld – Salzburg

# Charming 4-room apartment with large balcony

*Property ID: AM-19112025*



**PURCHASE PRICE: 380.000 EUR • LIVING SPACE: ca. 85 m<sup>2</sup> • ROOMS: 4**

Property ID: AM-19112025 - 5071 Wals / Walserfeld – Salzburg

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## At a glance

|                      |             |                       |                                                      |
|----------------------|-------------|-----------------------|------------------------------------------------------|
| Property ID          | AM-19112025 | Purchase Price        | 380.000 EUR                                          |
| Living Space         | ca. 85 m²   | Commission            | 3 % zzgl. 20% MwSt                                   |
| Rooms                | 4           | Condition of property | Renovated                                            |
| Bedrooms             | 3           | Construction method   | Solid                                                |
| Bathrooms            | 1           | Equipment             | Garden / shared use,<br>Built-in kitchen,<br>Balcony |
| Year of construction | 1952        |                       |                                                      |

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## Energy Data

|                                |                                                                             |                                 |      |
|--------------------------------|-----------------------------------------------------------------------------|---------------------------------|------|
| Type of heating                | District heating                                                            | Year of construction            | 1952 |
| Energy certificate valid until | 14.11.2035                                                                  | according to energy certificate |      |
| 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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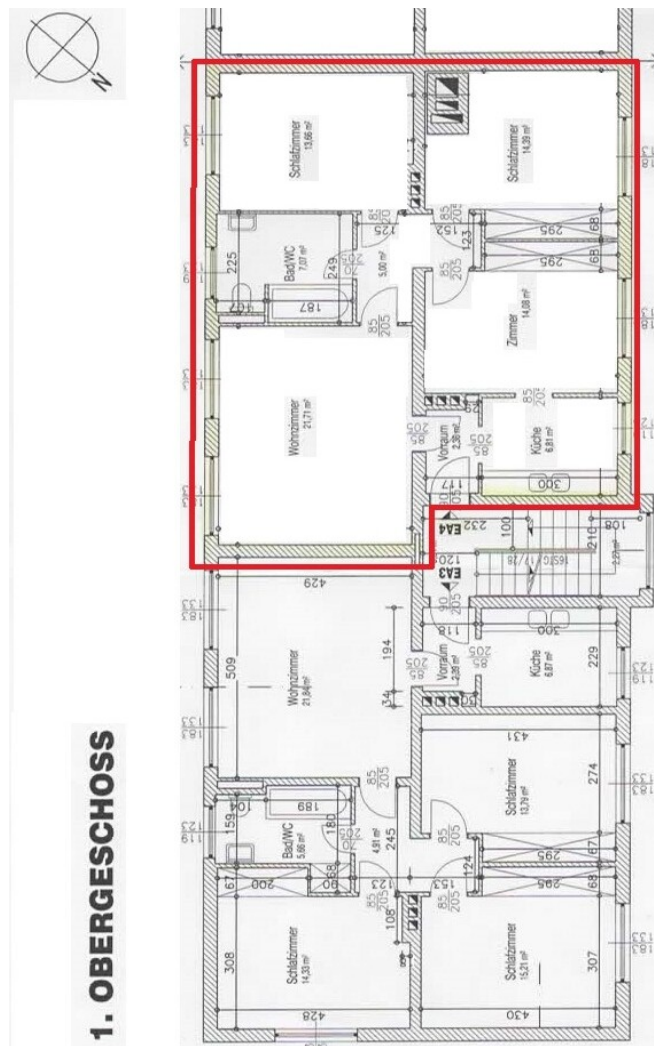
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## The property



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## Floor plans





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## A first impression

This attractive 4-room apartment is located on the first floor of a well-maintained multi-family building dating from 1952, which underwent a complete renovation in 1999. In 2023, the apartment was enhanced with a 12 m<sup>2</sup> balcony featuring wooden decking, offering a charming view of the communal garden and perfectly extending the living space. With a living area of approximately 85 m<sup>2</sup>, the apartment boasts a particularly well-designed and interesting layout, ideal for families, couples, or shared living arrangements. The entrance area includes a small vestibule, to the right of which is the separate, fully equipped kitchen with all necessary appliances. The bright living room, also accessible from the vestibule, features a southeast orientation and opens onto the approximately 12 m<sup>2</sup> balcony overlooking the communal garden – an ideal spot for relaxing outdoors. The bathroom and three additional rooms are accessible from the living room via a small hallway. The bathroom, with a window, sink, toilet, bathtub, and shower, also includes a washing machine connection. The bedroom and children's room are each approximately 14 m<sup>2</sup>. An additional room of approximately 14 m<sup>2</sup> is available as a children's room, office, or dining room. This room also provides access to the kitchen. The living areas feature beautiful parquet flooring, and the doors and windows are finished in modern white, creating a bright and welcoming atmosphere. The apartment also includes an approximately 4 m<sup>2</sup> attic storage compartment and an outdoor parking space directly in front of the building entrance. A laundry room with a washing machine and dryer, as well as a bicycle storage room, are available for communal use. Operating costs (depending on consumption): €464.62 (garbage disposal, water & sewage, heating, etc.). Reserve fund balance as of December 31, 2024: €65,573.82. Energy certificate: HWB 85 fGEE 1.16

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## Details of amenities

- Hervorragende Infrastruktur
- Neuer Balkon (2023) mit 12 m<sup>2</sup>
- Drei gut geschnittene Schlafzimmer mit ca. 14 m<sup>2</sup>
- Schöner Parkettboden
- Weiße Türen und Fensterrahmen
- Generalsaniert 1999 (Elektro-/Wasserleitungen, Vollwärmeschutz, Dach)
- Gemeinschaftsräume: Fahrradraum, Waschraum mit Waschmaschine und Trockner
- Zusätzlicher Stauraum: Dachbodenabteil
- Großzügige Wohnanlage mit viel Grünfläche
- Fernwärme

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## All about the location

Die Wohnung in Walserfeld befindet sich in einer attraktiven und strategisch günstigen Lage, direkt an der Grenze zwischen Maxglan (Salzburg) und Wals. Die Umgebung vereint hervorragende Infrastruktur mit hoher Lebensqualität. Die Saalach sowie die deutsch-österreichische Grenze liegen nur wenige Minuten entfernt.

Die Anbindung an den öffentlichen Verkehr ist ausgezeichnet: Bushaltestellen sowie der regionale Walsi-Bus sind bequem fußläufig erreichbar. Der Autobahnknoten (A1/A10/A8) befindet sich nur wenige Fahrminuten entfernt und ermöglicht schnelle Verbindungen in alle Richtungen. Auch der Flughafen Salzburg ist rasch erreichbar, ohne die Wohnqualität zu beeinträchtigen.

Familien profitieren von der Nähe zu Kindergarten und Schulen, die beide in kurzer Distanz liegen. Das Airportcenter mit Kino, Gastronomie, vielfältigen Einkaufsmöglichkeiten und Fitnessstudio bietet zusätzlichen Komfort im Alltag. Baumärkte wie OBI und Bauhaus sind ebenfalls in wenigen Minuten erreichbar.

Die Lage bietet zudem einen hohen Freizeitwert: Zahlreiche Spazier- und Radwege führen Richtung Saalach, Großmain und Walserberg. Wanderfreunde erreichen in kurzer Zeit attraktive Routen rund um den Untersberg oder in den nahegelegenen bayerischen Bergen.



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## Contact partner

For further information, please contact your contact person:

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