



#0003001976

Stadtnähe trifft auf ländlichen Flair

5082 Grödig



Purchase price: 695.000,00 €

Living Area: 106,00 m²

Rooms: 6

YOUR CUSTODIAN



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DESCRIPTION

House with spacious garden and garage in Fürstenbrunn near Salzburg.

Welcome to your new home! This detached house in the south of Salzburg offers you everything you could wish for in a comfortable home of your own. The solid and high quality solid construction made of slagstone bricks guarantees you a high quality of life and longevity.

The house has a total of six rooms, which offer enough space. There is a kitchen on both levels.

Two free fireplace connections provide a cozy atmosphere on cold days. The ship floor gives the house a special character and makes it look even cozier. The bathroom has a bathtub. The bedrooms have an above-average size with up to 16 square meters.

The spacious garden invites you to play, barbecue or just relax.

. There is also enough space for hobby craftsmen: a garage as well as a covered wood storage are available. Two outdoor parking spaces for cars complete the offer.



FITTINGS AND PROPERTIES

PROPERTIES



Category	Detached House
Usage Type	Living
Sales Type	Buy
Form of ownership	Sole ownership
Year of construction	1963
Construction status	Finished
Heating	Ofen: Wood, Self-Contained Central Heating: Electric
Car Spaces	Garage, 2 x Open

AREAS

Living Area	ca. 106 sqm
Usage Area	ca. 147 sqm
Base Area	ca. 539 sqm
Undeveloped Attic Area	ca. 45 sqm
Balcony Area	ca. 7 sqm
Terrace Area	ca. 18 sqm

ENERGY CERTIFICATE

Available

Energy Certificate Date	24.07.2023
Valid until	23.07.2033
HWB-Value (KWh/m ² /a)	240,00
HWB Class	 F
fGEE Value	2,57
fGEE Class	 E

SEGMENTATION

Total Rooms	6
Floors	2
Bathrooms	1
Toilets	1
Bedrooms	3
Terraces	1
Balconies	1



Maklerservice & Bewertung

The house is built in solid construction from high quality cinder block bricks and stands on stable concreted foundations. The exterior design of the facade is done with a noble lime plaster, which gives the house an attractive and timeless appearance. The roof is covered with high quality Pramak tiles, which provide excellent waterproofing and durability. The roof truss is made of sturdy wood, ensuring a solid construction.

The floors in the living rooms are covered with first-class parquet, which creates a warm and cozy atmosphere. In the living rooms you can expect a traditional ship floor, which gives the house a rustic and charming character.

For your car there is a spacious garage, which not only offers protection from the weather, but also provides additional space for storage or as a workshop for hobbyists. Another highlight is the unfinished attic, which gives you the opportunity to expand the house in the future according to your wishes and needs, creating additional living space.

Overall, this home offers quality finishes and many customization options, both inside and out. It is a perfect home for families and people who appreciate a traditional and at the same time modern living concept.

FEATURES

View	Mountain View	Location	South-West
Area	Dwelling Area, Suburban Area, Urban Area	Additional rooms and areas	Attic, Guest Toilet, Storeroom
Condition	Needs renovation	Age	Old Building
Exploitation	Common developed, Development with electricity, Development with Water	Connections	Phone, SAT
Special configuration	Chimney	Floor	Parquet, Flagstone
Construction	Massive Construction, Double Pitch Roof	Furnished	Partially furnished
Cellar	No cellar	Sanitation	Bathtub
Kitchen	Kitchenette, Open Kitchen	Other	Shared Flat



PRICES AND FINANCIAL INFORMATION

BASE PRICES

Unit Buy Price	695.000,00 € incl. VAT
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TOTAL

Total buy price	695.000,00 € incl. VAT
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Commission Buy	3% plus 20% VAT
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SIDECOSTS

Purchase tax percent	3,5%
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Land register entry percent	1,1%
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ADDITIONAL COSTS

Gemeindeabgaben (Quarterly)	102,00 € incl. VAT
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Strom inklusive elektronische Heizkörper (Monthly)	290,00 € incl. VAT
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INFRASTRUCTURE AND SURROUNDING

Fürstenbrunn is a picturesque village near Salzburg, Austria. It is located about 10 kilometers south of the city center of Salzburg and belongs to the municipality of Grödig. The idyllic location of Fürstenbrunn is characterized by breathtaking natural beauty and offers visitors a peaceful and relaxing environment.

The landscape around Fürstenbrunn is characterized by dense forests, rolling hills and lush green meadows. It is an ideal place for nature lovers, hikers and outdoor enthusiasts. The area offers numerous hiking trails and walks that allow visitors to fully enjoy the beauty of the Salzburg Alps and its surroundings.

The center of Fürstenbrunn is characterized by traditional alpine buildings and charming country houses. There are also several historical sights worth visiting, such as the St. Sebastian Church, which offers a glimpse into local history and culture.

One of the outstanding features of Fürstenbrunn is its spring, which gives the village its name. The Fürstenbrunn Spring is a natural spring of clear, fresh water that flows from the mountains and is known for its purity and quality. It serves as a source of drinking water for local residents and is also popular with visitors.

INFRASTRUCTURE

Gastronomy

< 500m: Gasthof Fuerstenbrunn

Education

< 500m: Alterserweiterte Kinderbetreuung Fürstenbrunn

< 500m: Volksschule Fürstenbrunn

< 500m: Alterserweiterte Kinderbetreuung Grödig-Fürstenbrunn

< 500m: Kindergarten Grödig-Fürstenbrunn

Recreation

< 500m: Untersbergmuseum Grödig-Fürstenbrunn

Health

< 500m: Dr.Med. Helmut Naglik

Shopping

< 500m: Christine Trausinger

Public Institution



< 500m: Glanegg Glanstraße





GALLERY



LINKS AND DOWNLOADS

[More information](#)

[Grundrissplan EG final](#)

[Grundrissplan OG final](#)

[Grundrissplan Anbau Profi](#)

