

This well-presented family house is in a quiet location but is still convenient for the village centre. It is currently a single house but could be sub-divided into 2 separate apartments. It is an ideal property for those looking to relocate or retire to Austria and generate some rental income.

St Gilgen is a popular village on the shores of Lake Wolfgang. Easy access to Salzburg, the lakes of the Salzkammergut and skiing at Postalm and Dachstein West make this an ideal location. It is a beautiful area for walking, cycling, watersports, golf and wintersports. There are good public transport links to Salzburg and the airport. The village of St Gilgen is traditional with a good range of shops and restaurants. The opening of a new International School in the village, in 2008, is increasing interest in property in the area.

The property is approximately 200 sq m and comprises:

Ground floor: Living room, kitchen, living room/bedroom, study, bathroom, toilet.

First floor: 4 living rooms/bedrooms, 2 bathrooms









There is a spacious terrace accessible from the ground floor living room. There is a first floor balcony which has access from two of the bedrooms. From the balcony there is a view of the lake and the Schafberg mountain.

The property has been continually renovated and is in a good condition throughout. It has new windows, floors and kitchen.

The property has oil central heating and 2 wood fired Kachelöfen.

There is a large garden and double garage.

Arrange a viewing today!

-  Close to the centre
-  Mountain and lake view
-  Quiet location
-  2 terraces
-  Balcony
-  Large garden
-  2 Kachelöfen (wood burning stoves)
-  Double garage

Living area: about 200 sq m

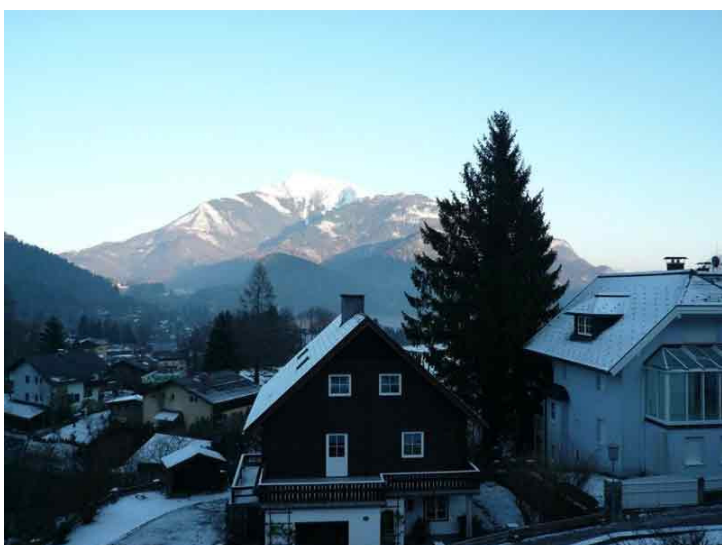
Purchase price: € 420.000.-

Land area: 1.220 sq m

The vendor of this property has not yet provided an Energy Report, as required under the regulations which became effective on 01.01.09. In the absence of this, these details are presented under the presumption that the overall energy efficiency of the property is in line with reasonably expected levels given the age and style of the property. Delta Immobilien make no claim or guarantee as to the energy efficiency of the property.

All details provided are correct to the best of our knowledge. No responsibility is taken for the accuracy of the information. The charges for purchasing this property include estate agents commission of 3% of the purchase price (plus VAT of 20%). These charges are not included in the purchase price of the property as shown on the property details. All purchasers will be advised, in writing, of the extra costs for purchasing the property. All sales are carried out under the jurisdiction of Bad Ischl, Austria.





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