

Set in a large plot, this attractive house is in an idyllic location in the Salzkammergut region. The lakeside villages of Strobl, St Wolfgang and St Gilgen and the historic town of Bad Ischl are all just a few minutes drive from the house. In winter it is a short drive to excellent skiing at Postalm and Dachstein West. Postalm, which is a paradise for beginners and improvers, also offers extensive cross country skiing. The major Dachstein-West ski region is ideal for intermediates with over 140 kilometres of piste served by 40 modern lifts. The property is under an hour from Salzburg and the airport. It would make an ideal holiday home or main residence for those looking to relocate to this part of Austria.

The property comprises ground floor with kitchen, living room with kachelofen and access to the terrace, bedroom and bathroom. On the first floor there is a 2nd bedroom with balcony access. There is additional loft space which could be converted to further living area. There is a cellar under part of the house. The property benefits from a large garden with mountain views.

Living area: about 120 sq m

Purchase price: € 270.000.-

Land area: 1.548 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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DELTA IMMOBILIEN GmbH



Kreuzplatz 15, A 4820 Bad Ischl

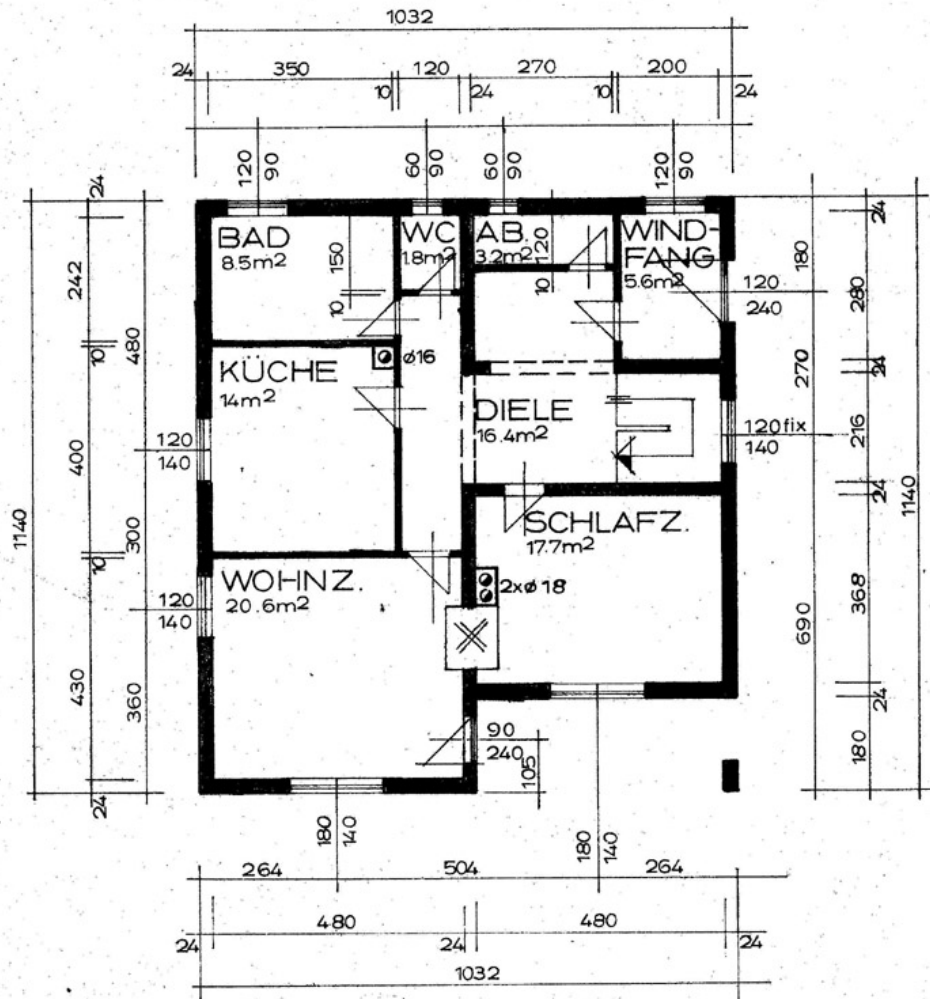
www.deltaimmo.com
 info@deltaimmo.com
 www.euroburolimited.co.uk

Tel.: + 43 6132 26868 0
 Mobil: + 43 664 3955133
 Fax: + 43 6132 26868 10

FN: 248970 h
 ATU 61134123

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ERDGESCHOSS



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