



3 ROOM APARTMENT, 5020 SALZBURG

## Spacious 3-room flat with excellent infrastructure links next to the Samer Mösl nature reserve

Object number: WSOE1

[View and rent online](#)

This quietly located, spacious 3-room flat with generous terrace and view of the large garden leaves nothing to be desired!

<b>Period</b>	03/04/ - 03/05/2026
<b>Number of persons</b>	2
<b>Total incl. VAT.</b>	€ 2.659,86
<b>Security deposit</b>	€ 2.000,00



### Living space

104m<sup>2</sup>



### Maximum occupancy

6 Persons



### Complete accommodation <sup>?</sup>

1 Private bathroom 2 Separated bedrooms 1 Living-Sleepingroom



### 1. floor



### Check-in

15:00 - 20:00 Clock



### Check-out

10:00 - 15:00 Clock

## Sleeping options

### Bedroom 1



1x Double bed (1,80 m x 2 m)

### Bedroom 2



1x Double bed (1,80 m x 2 m)

### Living & Sleeping



2x Sofa bed (2 persons)

## Descripton of accommodation

The accommodation offers space for up to 6 people. The two bedrooms with double bed offer space for 4 people. In the spacious living area, the sofa bed can be pulled out for 2 more people. The whole flat is very bright as sunlight streams in from all sides. This is supported by the glass doors in the accommodation. The tiled stove adds a special flair! Relax with a good book on the stove bench in the anteroom, or enjoy the warmth in the living room! Make yourself comfortable! You can expect a fully equipped accommodation incl. cooking utensils & Co. If you still don't want to cook, no problem! The pizzeria in the house, with a cosy guest garden, takes care of your physical well-being until 22:00. Alternatively, a well-known butcher in the neighbouring house offers a lunch menu!

### Equipment & Features

#### Basic equipment

- Balcony
- Garden
- TV
- Bedclothes
- Private toilet
- Vacuum cleaner
- Cleaning utensils
- Terrace
- Internet/Wifi
- Private washing machine
- Towels
- Private parking space
- Iron & ironing board
- Hairdryer

#### Fireplace

- Tiled stove

#### First supply

- Toilet paper
- Soap
- shampoo
- Nespresso capsules

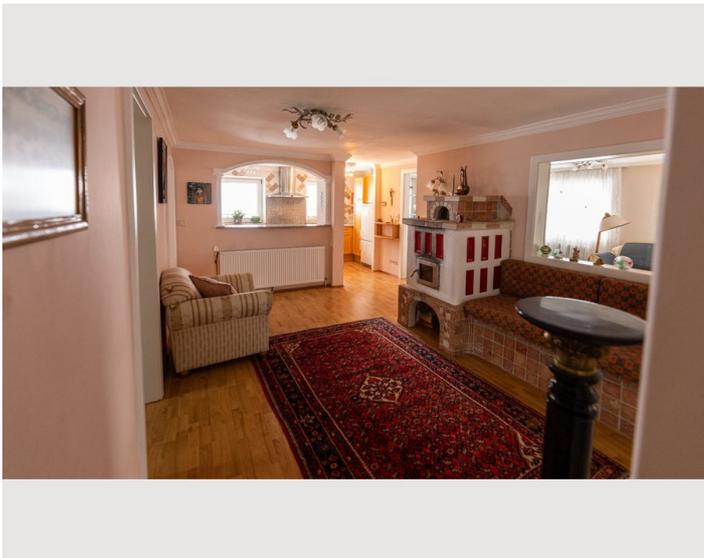
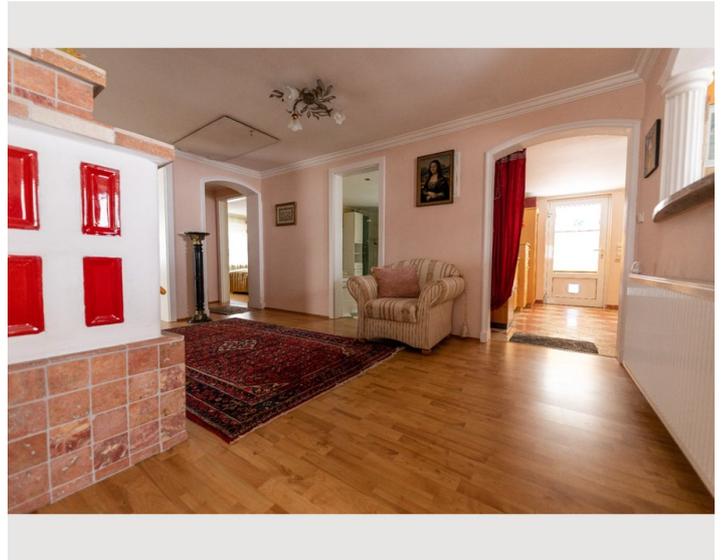
#### Kitchen

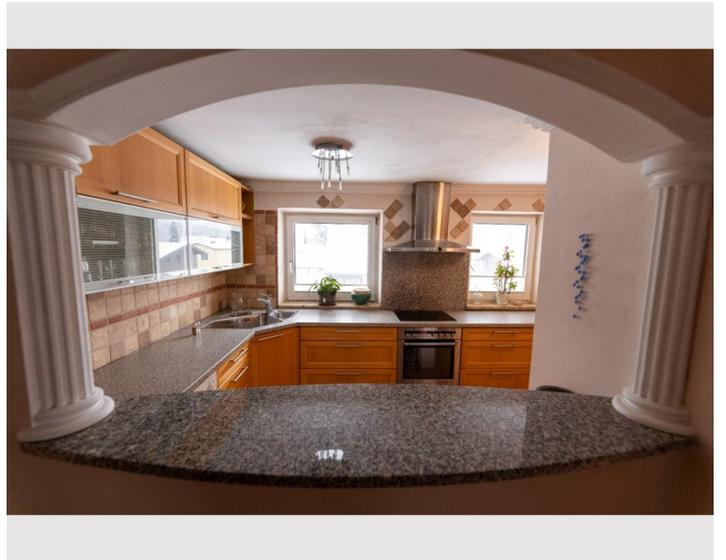
- Private kitchen
- Glasses/Tableware
- Dishwasher
- Cooking utensils
- Espresso machine
- Microwave

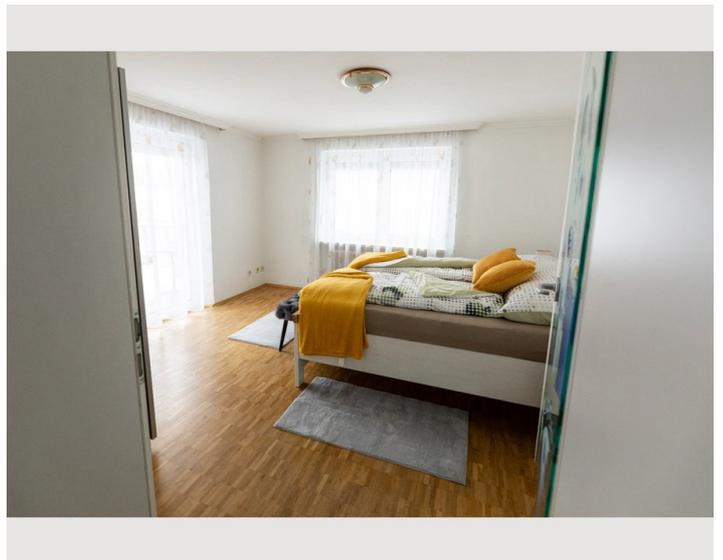
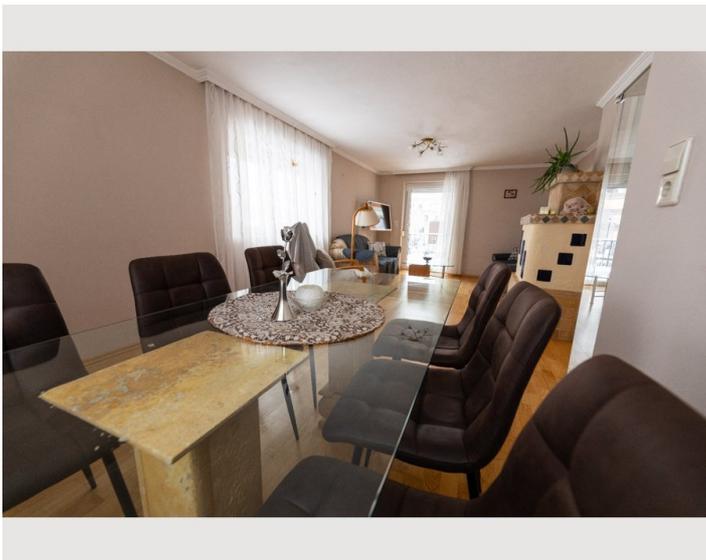
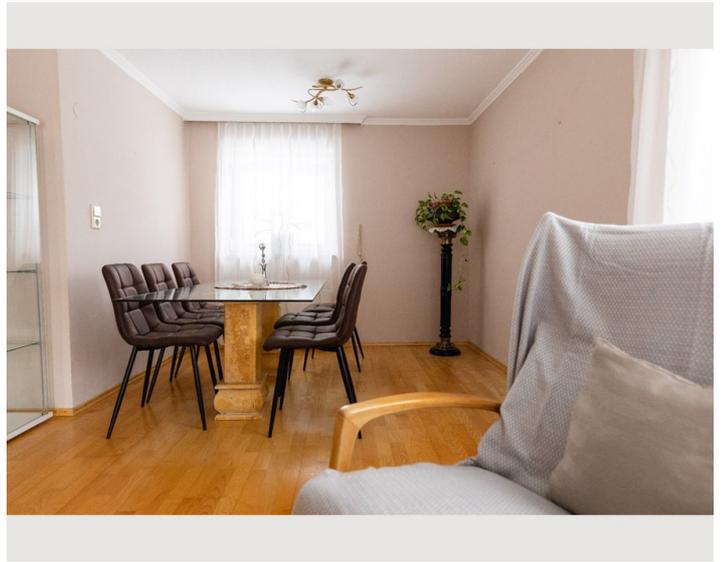
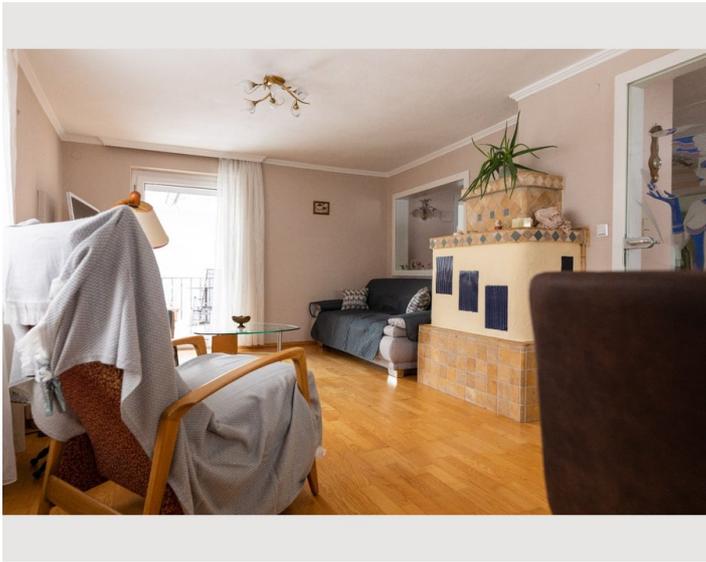
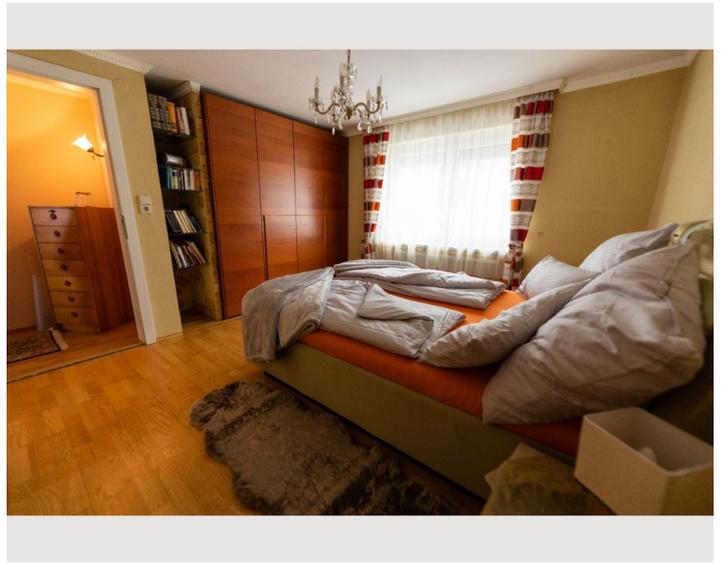
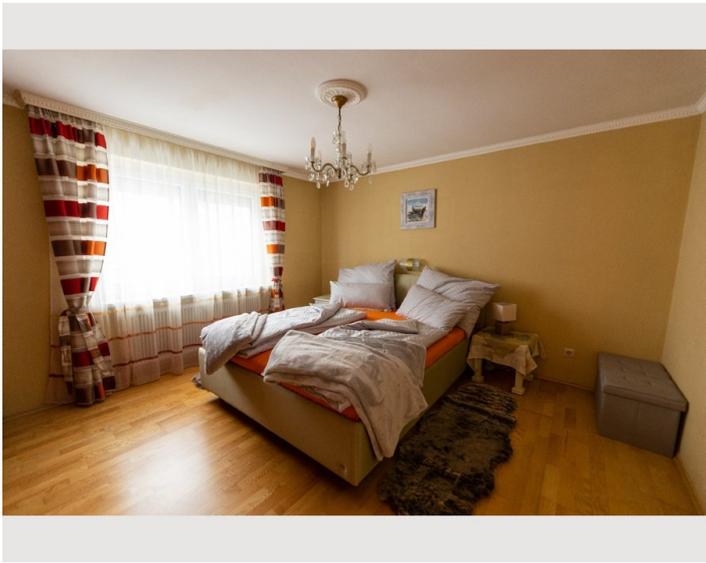
## Informations

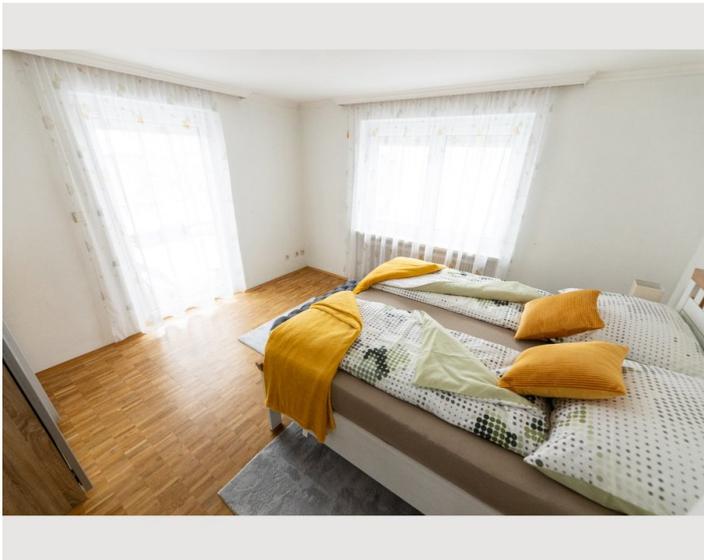
- Suitable for children
- Desk/Workplace
- Pets on request
- Smoking not allowed
- Private entrance
- Regular cleaning at extra cost

## Picture gallery









### Infrastructure

 2 minutes walk to line 23 and approx. 10 minutes walk to line 10

 Kramer approx. 2 minutes on foot and butcher approx. 1 minute on foot

 Central station in approx. 10 minutes with line 23

 Salzburg-Sam S-Bahn station approx. 15 minutes on foot

 app. 20 minutes by public transport

 15 minutes by car

The infrastructure is therefore outstanding, you don't have to do without anything. The flat is located in a cul-de-sac in a 30 km zone and is well connected by public transport - line 10, line 23 and S-Bahn. However, if you are travelling by car, the Salzburg Nord motorway exit is less than 5 minutes away. Parking is possible on the street without any restrictions and without any fees!

Furthermore, thanks to the butcher and pizzeria, your physical well-being is always taken care of. But the best thing is that the Ischlertrasse - a dream for cyclists and walkers - is right next to the flat. With just a few steps you are in absolute nature. The Samer Mösl is a nature reserve that makes relaxing really easy! The children can either romp in the forest and on the meadows, or you can use the playground, which is less than 5 minutes away on foot!

## Location

