



HOUSE, 5411 OBERALM

## Freshly renovated country house with garden directly at the "Mühlbach"

Object number: WKPO1

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Freshly renovated country house, approx. 220 sqm<sup>2</sup> living space, 3 bedrooms, 3 bathrooms, 2 kitchens, own garden directly at the "Mühlbach".

<b>Period</b>	09/12/2025 - 09/01/2026
<b>Number of persons</b>	2
<b>Total</b> incl. VAT.	€ 3.580,06
Security deposit	€ 2.600,00



### Living space

220m<sup>2</sup>



### Maximum occupancy

6 Persons



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

3 Private bathrooms 3 Separated bedrooms 1 Living-Sleepingroom



### 1. floor



### Check-in

14:00 - 18:00 Clock



### Check-out

09:00 - 11:00 Clock

## Sleeping options

### Bedroom 1



1x Double bed (1,60 m x 2 m)

### Bedroom 2



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

### Bedroom 3



1x Double bed (1,40 m x 2 m)

## Living and sleeping



1x Sofa bed (2 persons)

## Descripton of accommodation

Our beautiful, quietly located and yet well connected house has a living area of about 220 sqm<sup>2</sup>. Three separate bedrooms, two kitchens and three bathrooms make it possible to use the house as one large unit or two living areas, each with its own entrance doors and garden access (In the pictures marked with apartment 1 and apartment 2). Three shared living areas (large salon with fireplace, biliothek and TV room, dining room with stove and adjoining winter garden) offer plenty of space to relax.

Renovated in recent years, the interior of the house combines a traditional country style with modern to minimalist furnishings. Restrained tones and natural materials create a light, airy living atmosphere. All bathrooms and kitchens have been renovated and are well equipped for everyday use.

The natural garden borders directly on the so-called "Alm" and thus provides a quiet atmosphere. The "Mühlbach", which flows through the garden and can be used as a cooling in the summer by entering, can be crossed via a bridge in the garden. Various seating areas, including a terrace with seating for up to eight people, invite you to linger in the garden.

## Equipment & Features



### Basic equipment

- Balcony
- Loggia
- Garden sharing
- TV
- Bedclothes
- Private toilet
- Vacuum cleaner
- Cleaning utensils
- Terrace
- Garden
- Internet/Wifi
- Private washing machine
- Towels
- Parking on the road without time limit without any cost
- Iron & ironing board
- Hairdryer



### Fireplace

- Tiled stove



### First supply

- Toilet paper
- Soap
- shampoo



### Kitchen

- Private kitchen
- Glasses/Tableware
- Cooking utensils
- Dishwasher

## Informations

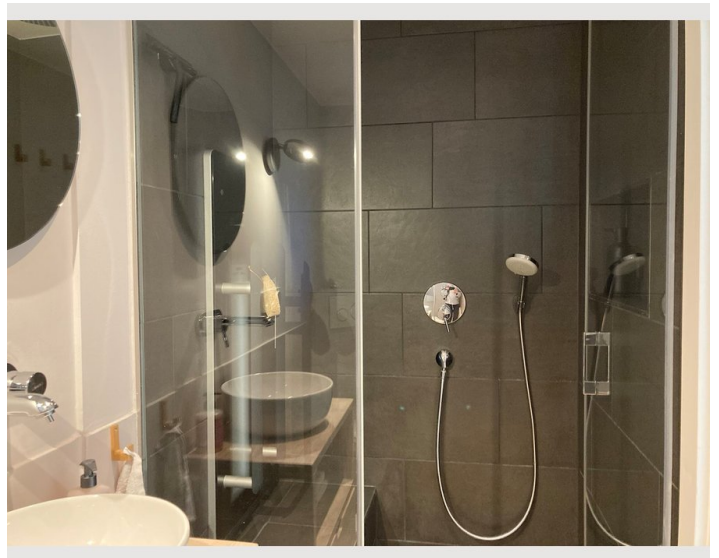
- Suitable for children
- Desk/Workplace
- Pets on request
- Smoking not allowed
- Private entrance
- Bicycle room free of charge

## Picture gallery





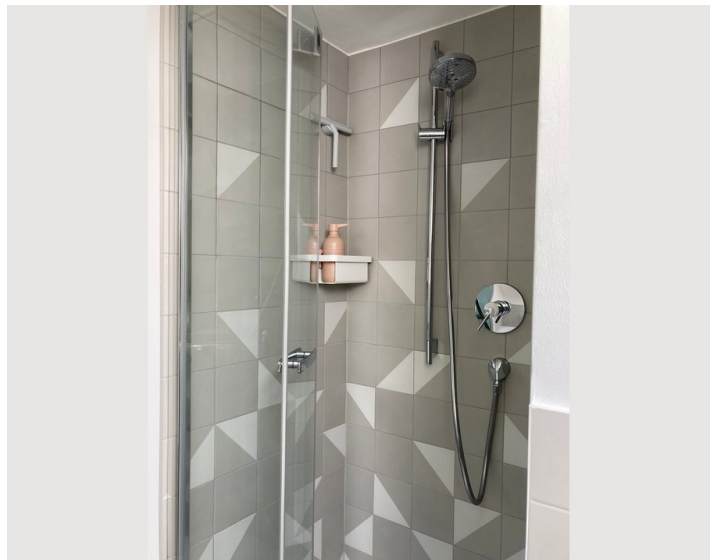




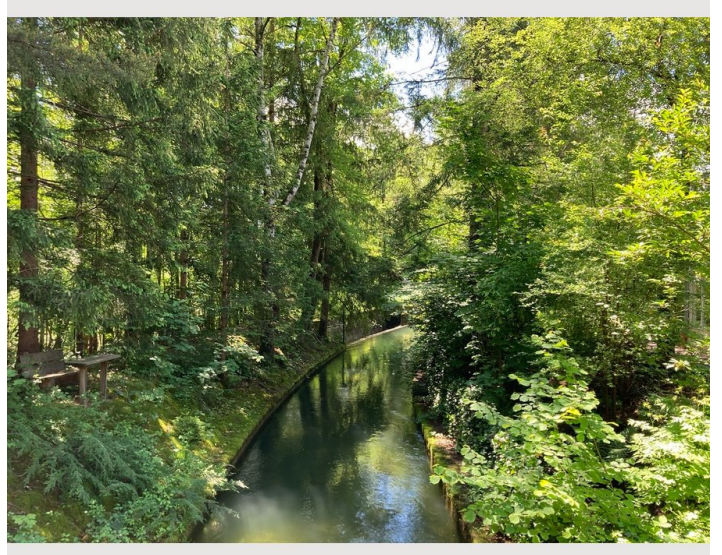
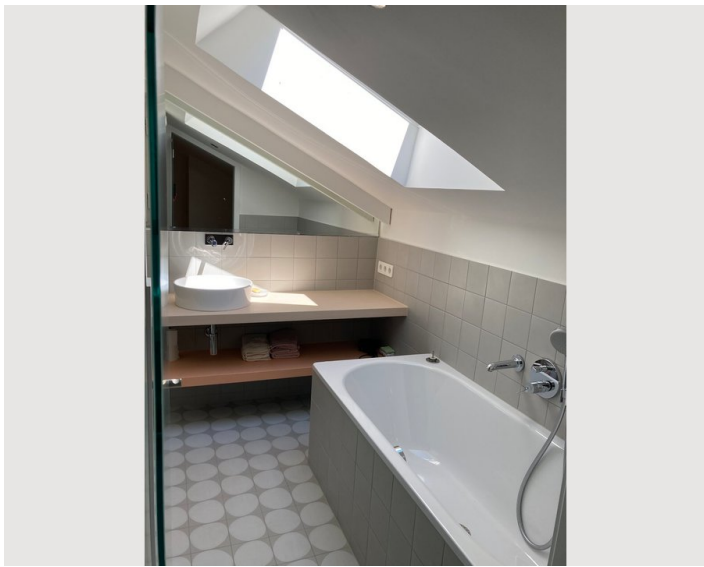














## Infrastructure



Billa Plus - 10 min walkway



Bushaltestelle "Oberalm Ortsmitte" - 15 min walkway



S-Bahn "Oberalm" - 15 min walkway

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The train station "Hallein", as well as the bus and suburban train stations "Oberalm" can be reached via an approx. 15-minute walk.

A pharmacy, post office, ATM, bakery and grocery stores can also be found in the center of Oberalm and can be reached on foot in a quarter of an hour.

Culinary delights:

The inn "Hammerwirt" is located in the immediate vicinity and can be reached in 5 minutes on foot. Here you can expect an excellent Austrian cuisine with tasty, ever-changing menu creations, which can be enjoyed in the summer in the cozy chestnut guest garden.

There are also other recommended culinary discoveries in "Hallein", which, among other things, invites you to take a tour with its historic old town, farmers' markets and cozy atmosphere, such as "Die Genusskrämerei", the "Pan Café" or the "Stadtkrug".

Leisure:

By car you can reach "Bad Dürrenberg" in about 15 minutes, where you can get an insight into the "Salt Mine", go on the 2.2 km long summer toboggan run, go hiking or use various ski lifts and slopes in winter.

In about three quarters of an hour you can reach various wonderful lake areas from Oberalm, such as the "Fuschlsee", "Mattsee", or "Wolfgangsee", which can boast both their excellent water quality and their offer of water sports and lidos.

In the thermal spa "Bad Vigaun" (10 minutes drive) you can wonderfully devote yourself to relaxation and enjoy an impressive mountain panorama in its own sauna area.



Location

