2 ROOM APARTMENT, 5061 ELSBETHEN

# "VALIS HAPPINESS": High-quality, cozy, in a log cabin with terrace, garden, top location in the Salzburg bacon belt

Object number: K3

**View and rent online**

Welcome to a genuine Salzburg original with (art) history. The smart 2.5-room apartment with chalet elements offers a prime location in the countryside, bedroom, living room, dining room, kitchen, bathroom, terrace, garden, Untersberg view.

| | |
|---|---|
| **Period** | 10/10/ - 10/11/2026 |
| **Number of persons** | 2 |
| **Total** incl. VAT. | € 1.602,38 |
| Security deposit | € 1.300,00 |

**Living space**
67m²

**Maximum occupancy**
2 Persons

**Complete accommodation**
1 Private bathroom 1 Separated bedroom 1 Living-Sleepingroom

**Ground floor**

**Check-in**
08:00 - 20:00 Clock

**Check-out**
08:00 - 18:00 Clock

## Sleeping options

### Sleeping room

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

### Living & Sleeping

1x Sofa bed (1 person)

## Descripiton of accommodation

"VALIS HAPPINESS" - More than just an address, this name combines the magic of a lovingly designed apartment with the art history of the building. Named after the famous ceramic artist Valerie (Vali), who once found her inspiration for works such as the "Mozartschaf" here, it offers first-class transport links and the authenticity of a healthy wooden block house. In the cozy 2.5-room apartment, which smells of larch wood, you can expect rural charm and state-of-the-art amenities:

The underfloor heating ensures a pleasant living climate and the thick oak country house floorboards throughout underline the timeless charm of the apartment. The living room is spacious and has a workstation and a large flatscreen, framed by the original, load-bearing wooden wall. The seamless kitchen, custom-made by a master carpenter, leaves nothing to be desired and the seamless, small but exquisite bathroom has a walk-in shower with rain shower und WC.

A separate dining room with an extendable tabernacle (secretary), extendable dining table and a cozy reading corner with a view of the greenery offers space for cozy evenings. The original box-type windows, solid double doors and the solid wood bed with ergonomic memory foam topper and memory foam pillows complete the overall picture. Two leather sofas (Rolf Benz) in the living room and dining room invite you to relax.

A highlight is the terrace with a view of the Untersberg and an unobstructed meadow to the south of the house. Here you can enjoy the sun and chill out with the garden in front of you. The garden can also be used as a recreation area.

For those interested in cultural history: the house was also home to an opera singer, an cultural director, a dentist and two studios. The Elsbethen Museum of Local History ("Pulvermühlenmuseum") is just around the corner, where you can find more exciting information about the region. The owner of the house, who will give you a warm welcome, is also active in the creative sector.

The apartment is fully equipped - from kitchen utensils to office supplies and anything else you might need in the household.

## Equipment & Features

### Basic equipment

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

### First supply

- Toilet paper
- Soap
- shampoo
- Nespresso capsules

### Kitchen

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

## Informations

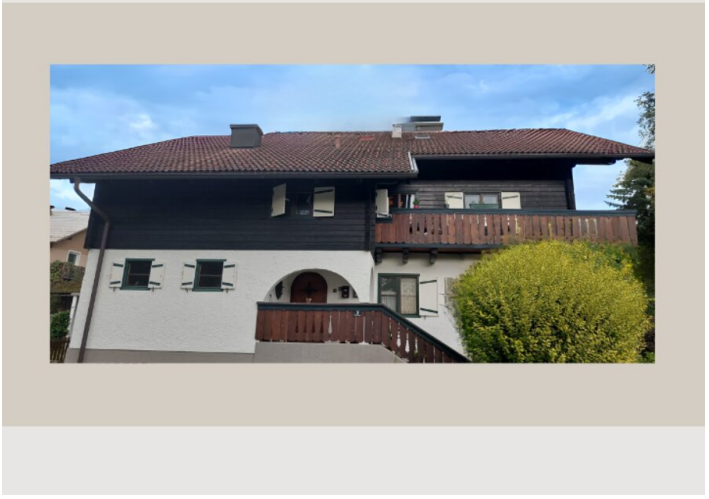
- Smoking not allowed
- Desk/Workplace
- Regular cleaning at extra cost
- Free short-term parking zone
- Pets forbidden
- Bicycle room free of charge

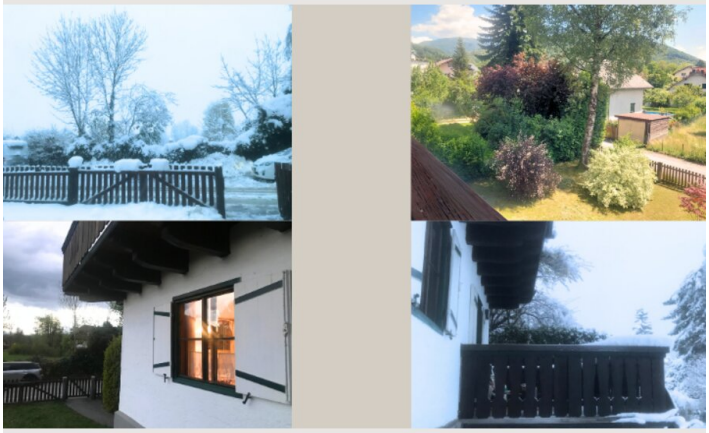
**Additional services**

- Small, completely renovated guest room outside the accommodation unit can be used by family members and friends (by arrangement on a daily basis): Wooden bunk bed, corner cupboard, folding desk, corner shower with rain shower, washbasin with mirror cabinet, toilet can be used in the corridor. (€ 500,00)

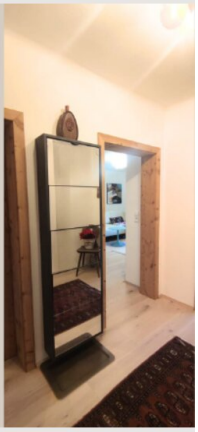
All prices are gross per month - billing is done directly with the lessor.

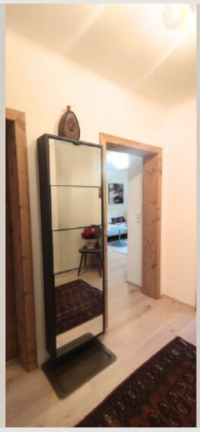
## Picture gallery

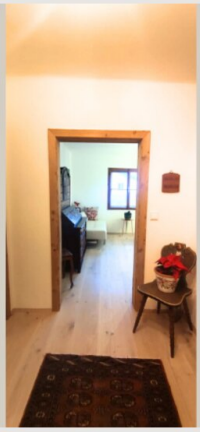




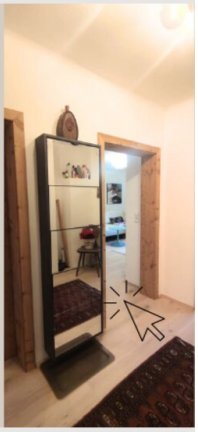
# Flur



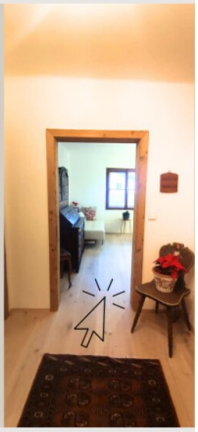


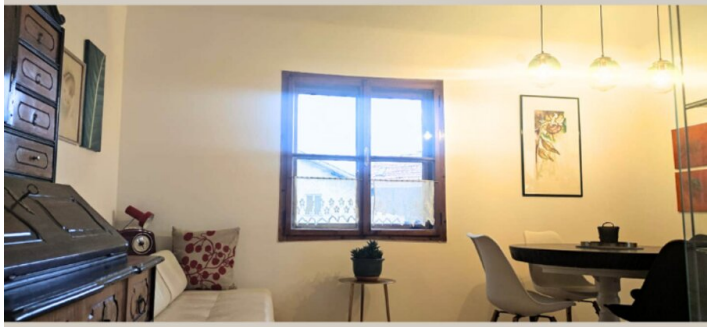


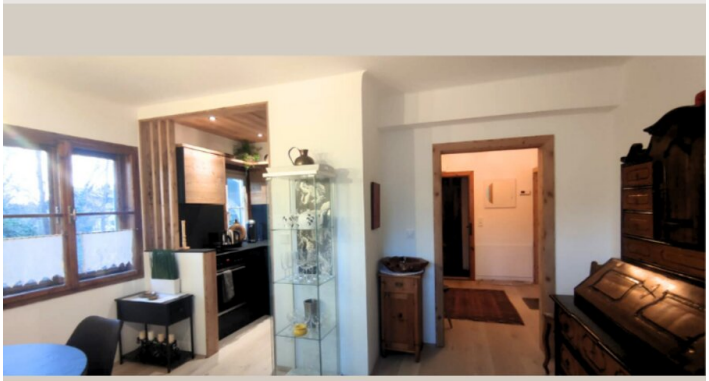
# Wohn-zimmer
(mit Schlafcouch)



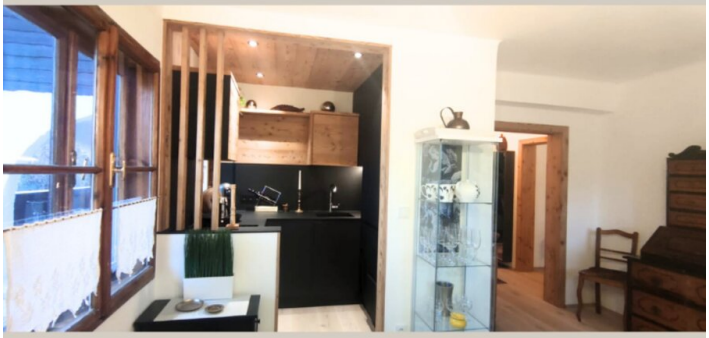
# Ess-
# zimmer

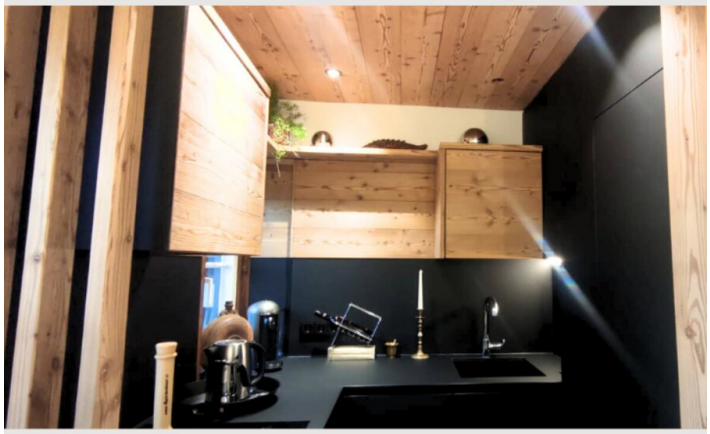


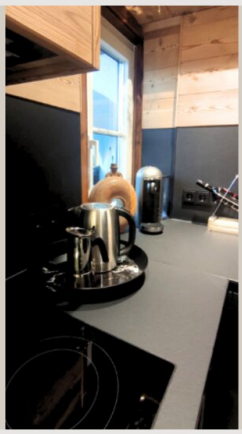




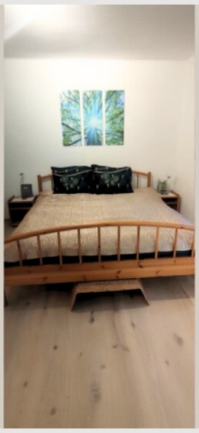
# Küche

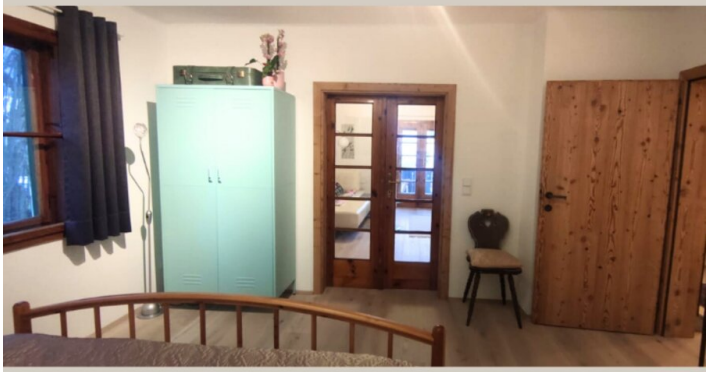


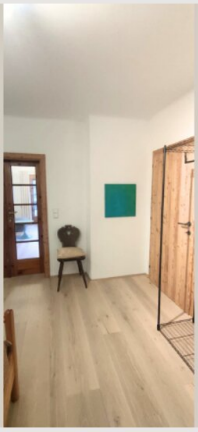


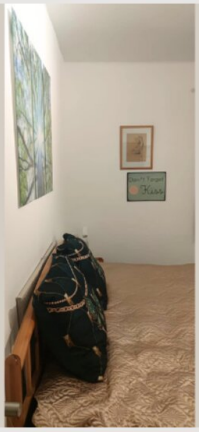


# Schlaf-zimmer









Bad
WC

Kunst-
geschichte

**Infrastructure**

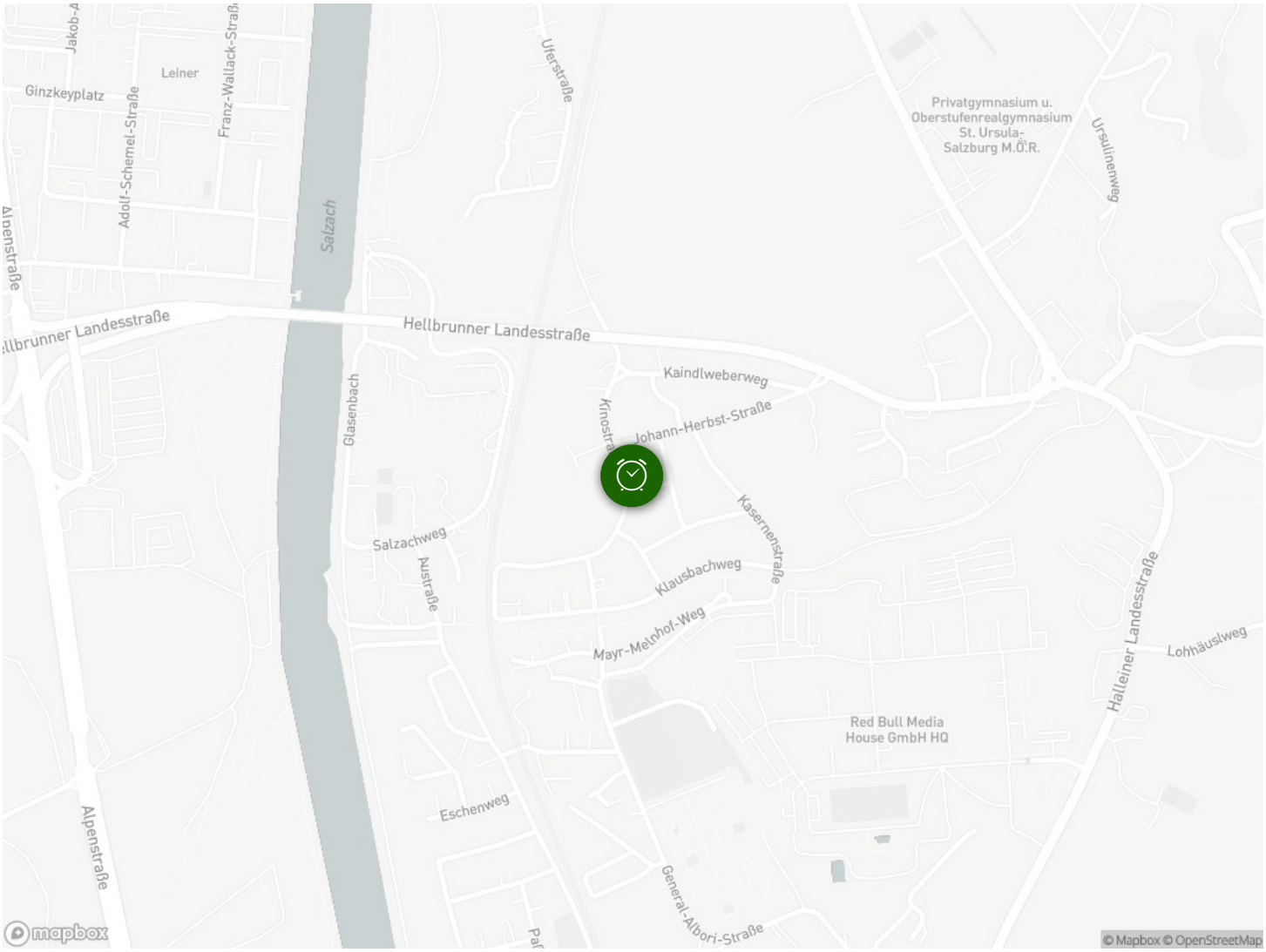
- Bus stop Kaindlweberweg to the center - 1 minute walk
- Salzburg Süd train station - 0.9 km - 2 minutes by car - 9 minutes on foot
- Spar, in 0.7 km - 2 minutes by car - 8 minutes on foot
- Can be reached by car in 10 minutes - by bus in max. 15 minutes
- Elsbethen train station - 1.1 km - 4 minutes by car - 13 minutes on foot

The location of the apartment is very close to Salzburg City and Salzburg South, away from the main road and in a quiet residential area surrounded by greenery.

The bus to the city is just a one-minute walk away and the Salzburg Süd train station is a four-minute walk away. In five minutes you can walk to the Salzach river and the cycle path directly into the city - or to a restaurant with inexpensive, high-quality lunch menus.

A grocery store (Spar), pharmacy (Nautilus Apotheke) and bank are a 10-minute walk away. A petrol station with (evening) store is a three-minute walk from the house, and the Salzburg Süd shopping area with its many stores and restaurants can be reached by car within three minutes.

## Location


Ginzkeyplatz
Leiner
Adolf-Schemel-Straße
Franz-Wallack-Straß
Salzach
Uferstraße
Privatgymnasium u.
Oberstufenrealgymnasium
St. Ursula-
Salzburg M.Ö.R.
Ursulinenweg
Alpenstraße
Hellbrunner Landesstraße
Glasenbach
Kaindlweberweg
Johann-Herbst-Straße
Salzachweg
Austraße
Klausbachweg
Kasernenstraße
Mayr-Melnhof-Weg
Lohhäuslweg
Halleiner Landesstraße
Red Bull Media
House GmbH HQ
Eschenweg
General-Albori-Straße
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