



HOUSE, 5020 SALZBURG

## Cosy house close to the City Center with huge garden, located close to recreation area with beautiful small lakes, lots of walking- and bike trails

Object number: MADU1

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Cosy house with small garden in the suburbs of Salzburg, green surrounding with many walking and biking trails, close to City Center

<b>Period</b>	14/08/ - 14/09/2025
<b>Number of persons</b>	2
<b>Total incl. VAT.</b>	€ 8.415,80
<b>Security deposit</b>	€ 6.200,00



### Living space

150m<sup>2</sup>



### Maximum occupancy

10 Persons



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

2 private bathrooms 4 Separated bedrooms 2 Shared bedrooms



### Ground floor



### Check-in

15:00 - 20:00 Clock



### Check-out

10:00 - 14:00 Clock

## Sleeping options

### Bedroom 1



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

### Bedroom 2



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

### Bedroom 3



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

#### Bedroom 4



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

#### Living and sleeping 1



1x Sofa bed (1 person)

#### Living and sleeping 2



1x Sofa bed (1 person)

## **Descripton of accommodation**

You will live in a cosy detached house, around 150 square meters on 2 floors with huge garden including 2 covered terraces on the ground floor and 1 balcony on the 1st floor.

The house includes 2 fully equipped kitchens both with oven and stove, dishwasher, big fridge including freezer, electric kettle, toaster and much more. A washing machine including a dryer is built in the kitchen on the ground floor.

There are 2 fully equipped bathrooms with tube and shower.

4 separated bedrooms are available. Usually there are bedrooms with double beds and 1 office. But the office can be refurnished as another bedroom, so there can be 4 bedrooms.

Every bedroom is furnished with a cupboard.

There is 1 separated living room, which is combined with the kitchen on the 1. floor. The second living room is located on the ground floor combined with 1 bedroom.

Additionally to the 3 to 4 double beds there are 2 sofa beds for 1 person each. The 2 sofa beds are located in the 2 living rooms each.

In the entrance there is 1 big cupboard and 1 sideboard for your jackets, coats, shoes and much more.

A separated garage for up to 2 cars and 1 additional parking space is available on the property.

The garden is equipped with garden furniture. There are 2 tables with chairs, sunbeds, 2 barbeque places, relax chairs as well as a treehouse with slide for kids and a big trampoline for children and adults.

The cellar is not included.

Public transportation: the bus station is very close to the house, around 3 minutes walk. The bus line number 7 is leading you directly to the City Center of Salzburg, Altstadt (Old Town), 18 Minutes drive.

The house is located close to a recreation area of Salzburg, with small lakes, lots of beautiful walking- and bike trails, playgrounds, volleyball and basketball courts, table tennis and much more.

You arrive beautiful lakes close around Salzburg, within 20 to 30 minutes car drive.

With a car you can reach the highway within 3 minutes drive. The Salzburg Exhibition Center is also reachable within 3 minutes car drive or a few minutes bus drive.

## Equipment & Features



### Basic equipment

- Balcony
- Garden
- TV
- Private dryer
- Towels
- Private parking space
- On the road without time limit without any cost
- Iron & ironing board
- Hairdryer
- Terrace
- Internet/Wifi
- Private washing machine
- Bedclothes
- Private toilet
- Garage
- Vacuum cleaner
- Cleaning utensils



### Fireplace

- Charcoal grill



### First supply

- Toilet paper
- Soap
- shampoo



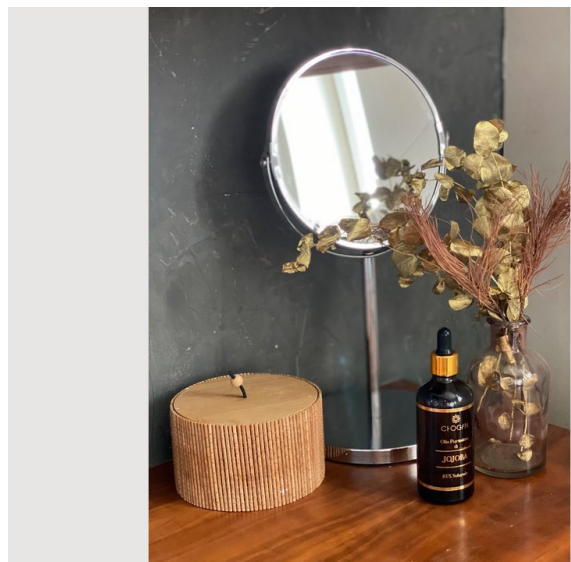
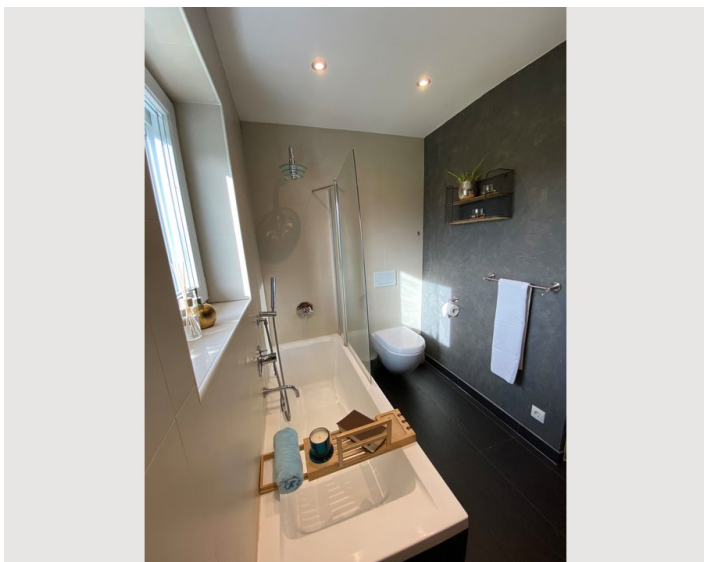
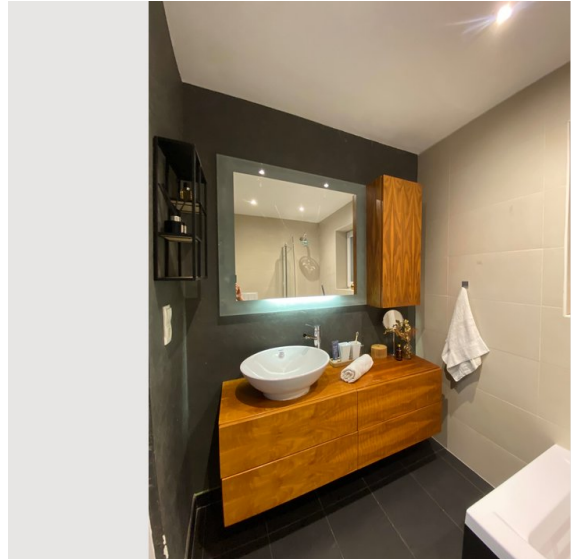
### Kitchen

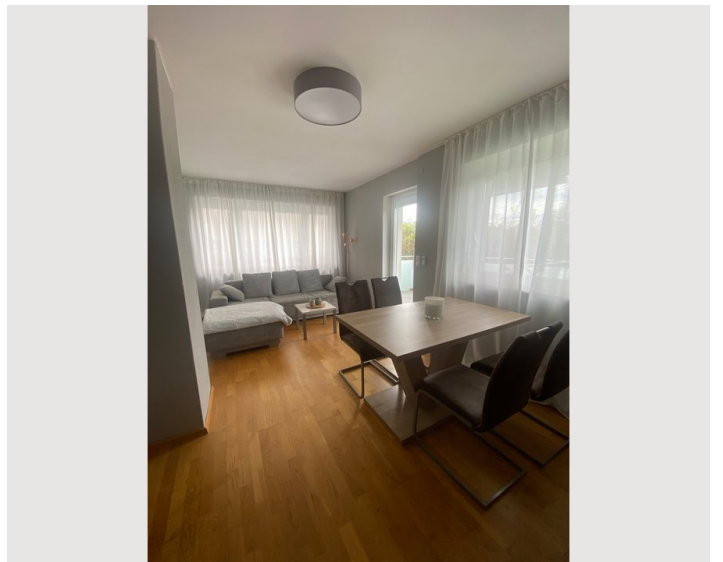
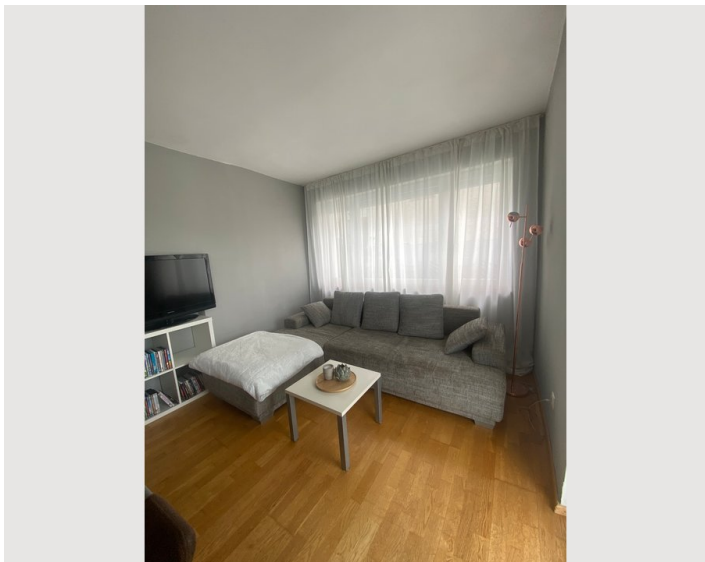
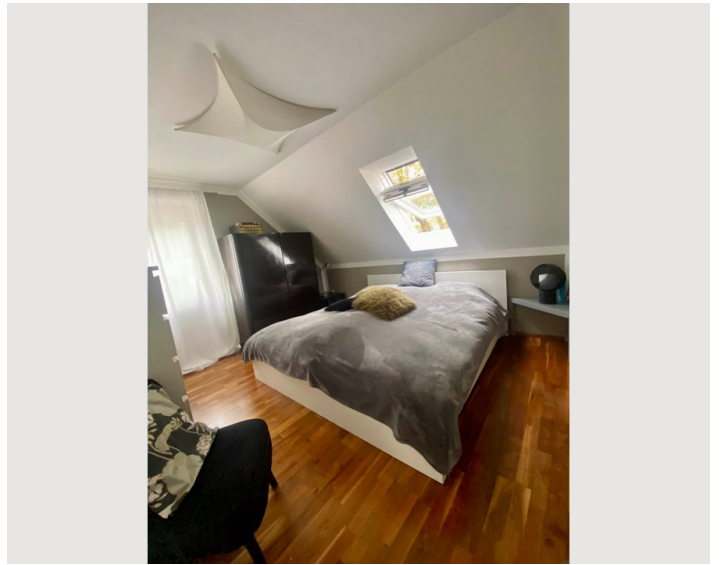
- Private kitchen
- Glasses/Tableware
- Dishwasher
- Cooking utensils
- Espresso machine

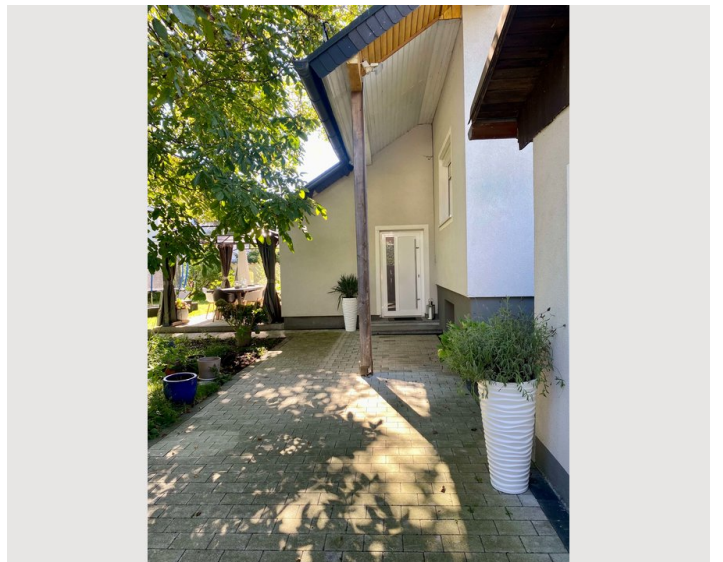
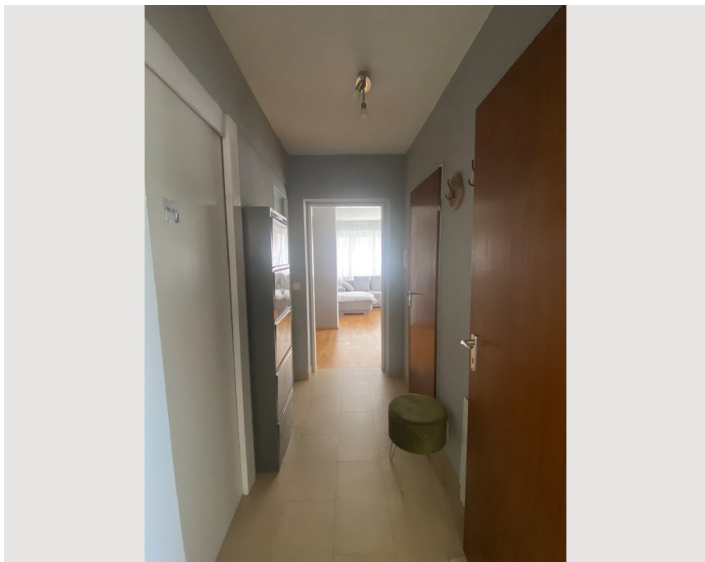
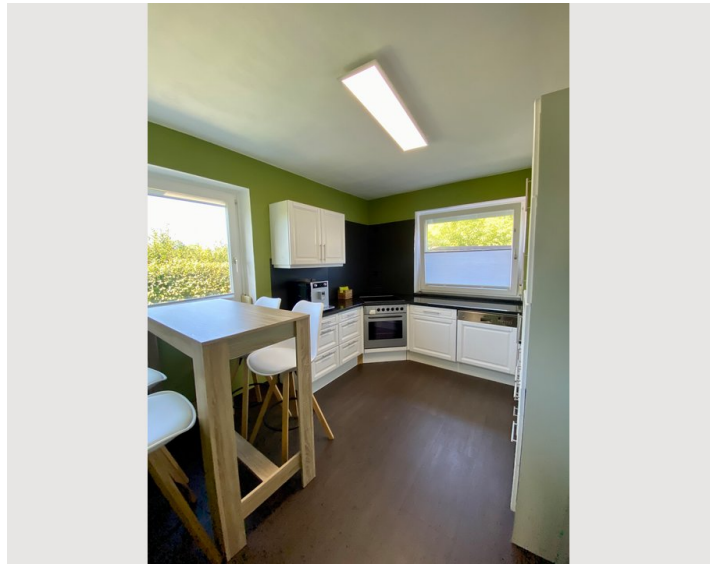
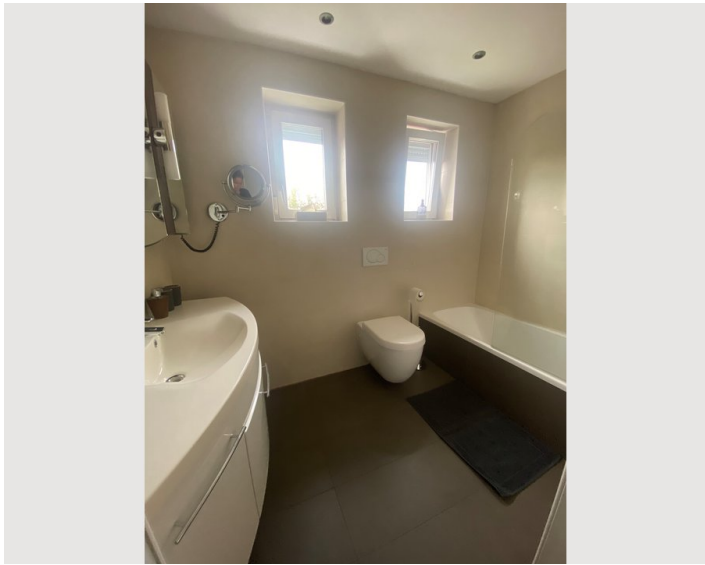
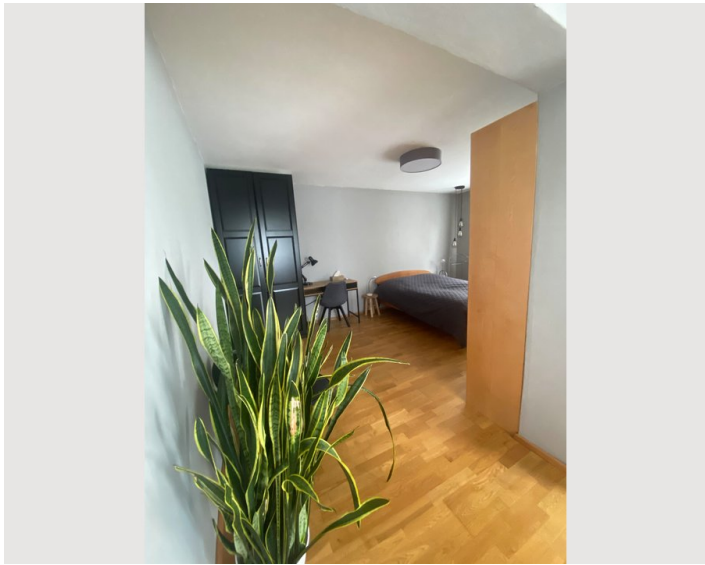
## Informations

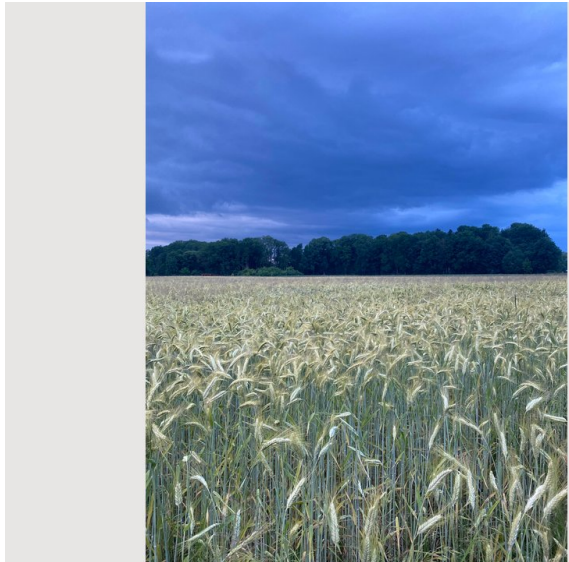
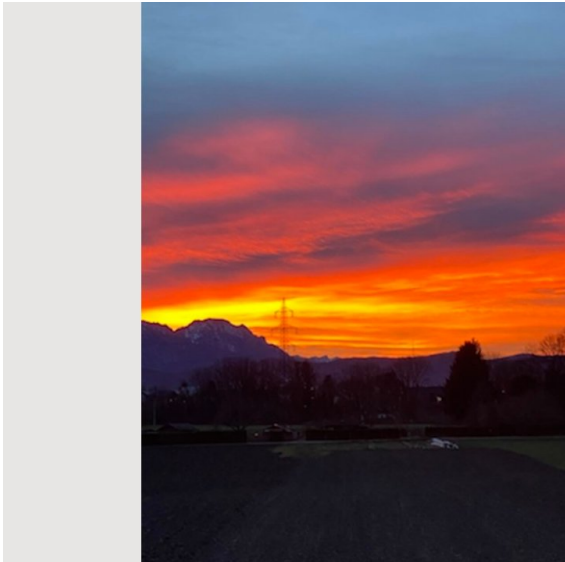
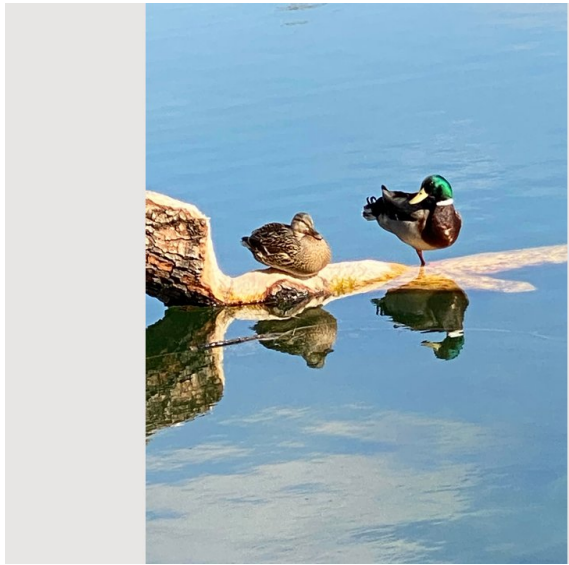
- Suitable for construction workers
- Smoking not allowed
- Desk/Workplace
- Pets allowed
- Suitable for children
- Free short-term parking zone
- Private entrance
- Regular cleaning at extra cost

## Picture gallery















### Infrastructure

 Bus Nr. 7, station "Salzachsee"

 Bus Nr. 7 and 2, 28 minutes drive

 Bus Nr. 7 and 1, 23 minutes drive

 Bus Nr. 7, 3 Minutes drive

 Bus Nr. 7, 16 minutes drive

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The next small supermarket is around 3 minutes by car or 6 minutes by bus and provides the most common things. A bigger supermarket is around 6 minutes by car. The shopping center Europark is also around 6 minutes by car and provides with its many shops a huge offer. There you can also find a pharmacy, fashion, hairdresser, food, optician and many more.

Recreation in nature you will find as soon as you step out the building. The house is situated close to the recreation area Salzachseen with lots of beautiful walking- and bike trails. It is next to a nature reserve "Salzachspitz". Alongside the river Salzach you can cycle to Salzburg City Center within 20 minutes.

Beautiful "Salzburger Seenland" offers you many lakes to swim in the summer, they can be reached within 20 to 30 minutes car drive.

Hikes in the mountains are as easy and fast to reach.

## Location

