



4 ROOM APARTMENT AND MORE, 5023 SALZBURG

## contryside feeling in historic mill - idyllic, close to center, family friendly

Object number: CLAI1

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The 5-room apartment is located in a lovely restored historic building. Cozy and practical furnishings, with a view of the countryside and a sun terrace. Idyllically located at the water and on the outskirts of the city as a starting point for hikes.

<b>Period</b>	02/04/ - 02/05/2026
<b>Number of persons</b>	2
<b>Total incl. VAT.</b>	€ 4.813,74
Security deposit	€ 3.500,00



### Living space

130m<sup>2</sup>



### Maximum occupancy

5 Persons



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

2 Private bathrooms 3 Separated bedrooms



### 2. floor



### Check-in

13:00 - 20:00 Clock



### Check-out

07:00 - 11:00 Clock

## Sleeping options

### Bedroom 1



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



1x Children/baby bed

### Bedroom 2



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

### Bedroom 3



1x Single bed

## Descripton of accommodation

On the ground floor there is the entrance area, a guest toilet with a sink and a small anteroom. The heart of the apartment, however, is the spacious and fully equipped kitchen and combined living room. Thanks to the use of a lot of wood and the large, south-facing window areas, it is extremely cozy.

The kitchen is equipped with the most modern kitchen appliances (oven, steamer, dishwasher, refrigerator and freezer) as well as an induction cooker on the cooking island. There is space for at least 10 people at the large dining table made of solid walnut wood. All kitchen utensils needed in everyday life are available.

A staircase leads to the living and sleeping area, which is equipped with oak parquet. The largest bedroom has a double bed with 2x90cm high-quality mattresses made from natural materials as well as an extra bed for babies and toddlers (this can also be removed if not needed) and wardrobes and chests of drawers. A private bathroom with shower/bathtub, toilet, vanity unit, mirror cabinet and washing machine is accessible from the bedroom.

The second bedroom consists of a double bed (2x90cm), a desk and 2 closets. This room is adjacent to the second bathroom on the upper floor. This bathroom also has a bathtub, vanity unit, mirror cabinet and toilet and is accessible from the hallway.

Another bedroom has a single bed and a changing table, making it ideal for (small) children.

All windows can be darkened with roller blinds and, in some cases, additional curtains.

The apartment is rounded off by an extremely comfortable and spacious living room. On the large sofa area and the armchair you can enjoy cozy evenings with a film (screen available), a cup of tea or a good book or something similar. An electric piano invites you to make music.

The entire house is pleasantly cool even in summer due to the thick walls. Surrounded by nature and the pleasant sound of the waterfalls, you will find perfect relaxation here.

### Equipment & Features

#### Basic equipment

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

#### First supply

- Toilet paper
- Soap

#### Kitchen

- Private kitchen
- Glasses/Tableware
- Microwave
- Cooking utensils
- Dishwasher
- Steam cooker

## Informations

- Suitable for children
- Desk/Workplace
- Pets forbidden
- Smoking not allowed
- Private entrance

## Picture gallery







### Infrastructure

 About 7 minutes on foot (500m), with buses every 10 minutes to the city center

 Supermarket and pharmacy about 15 minutes away

 About 10 minutes on foot (800m) with buses to the Salzkammergut (Hallstat, Wolfgangsee, Fuschlsee,...) and to Salzburg's local mountain Gaisberg

 Airport about 30 minutes by bus

 Bakery (also open on Sundays) about 7 minutes on foot

The property is located on the outskirts of Salzburg, but is still centrally located.

By bike you can get to the train station in about 10-15 minutes or in the picturesque old town (center) in about 15 minutes. There is also a bus stop in the immediate vicinity and from there you can easily take the bus to the main train station or the center, as well as to the picturesque Salzkammergut with its many lakes, mountains and well-known excursion destinations (such as Wolfgangsee, Schafberg, Hallstatt,...). The quickest and most comfortable way to get around Salzburg is by bike.

There is a private parking space on the property and the accommodation and nearby excursion destinations can also be easily reached by car.

For nature and sports enthusiasts, the apartment is the ideal starting point for hikes (e.g. to the Gaisberg) and bike tours. A hiking trail begins next to the house and leads through the forest along the stream. The ideal excursion for hot summer days.

The city of Salzburg is very well connected to the international rail network and cities such as Vienna, Munich, Innsbruck etc. can be easily reached.

**Location**

