



HOUSE, 5026 SALZBURG

## Quiet, sunny and modern house with garden

Object number: HEUS2

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<b>Period</b>	11/12/2025 - 11/01/2026
<b>Number of persons</b>	2
<b>Total incl. VAT.</b>	€ 3.964,00
<b>Security deposit</b>	€ 3.000,00



### Living space

120m<sup>2</sup>



### Maximum occupancy

5 Persons



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

1 Private bathroom 3 Separated bedrooms



### Ground floor

## Sleeping options

### Sleeping room



2x Single bed



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



1x Sofa bed (2 persons)

## Description of accommodation

Quiet, sunny and close to town house with garden at the foot of "Gaisberg"

The semi-detached house with the small south-facing garden is located in a very quiet residential area in one of the most beautiful residential areas in Salzburg, in Aigen. Here you basically live in the country - and still find yourself in the city.

The house has 120 square meters and is divided on three floors. On the ground floor there is the kitchen and a bright living and dining area with a comfortable sofa and large dining table with space for up to eight people.

On the first floor are two large children's rooms and a bathroom with shower and toilet.

The entire second floor is divided into a very spacious bedroom with a double bed, desk and sofa, as well as a large bathroom and a walk-in closet.

The house is bright and modern overall and offers enough space for a family with two to three children. The beds are comfortable, the rooms are also bright and spacious. The house is fully equipped with a washing machine, hair dryer and all necessary kitchen utensils such as kettle, toaster etc. and offers everything a family needs to live. In the garden you can enjoy the mild summer nights, watch the children bounce on the trampoline or play ball together. There are two parking spaces in front of the house.

Location:

At the beginning of the street there is a supermarket (3 minutes on foot) - at the end of the street the forest begins. The Aigner Park, a five-minute walk away, is a very popular local recreation area for Salzburg residents and guests alike - a leisure paradise, not just for children.

In 10 minutes you are at the next bus stop and the S-Bahn station (Aigen station). There is also a pharmacy, drugstore and other supermarkets.

It takes ten minutes to get to the city by bike - five minutes by car.

In short: there is no better way to spend your time in Salzburg!

## Equipment & Features



### Basic equipment

- Balcony
- Private parking space
- Community washing machine
- Internet/Wifi
- Bedclothes
- Parking space
- Garden
- Private toilet
- TV
- Towels
- Hairdryer



### Kitchen

- Private kitchen
- Dishwasher
- Glasses/Tableware
- Kitchenette
- Coffee machine

## Informations

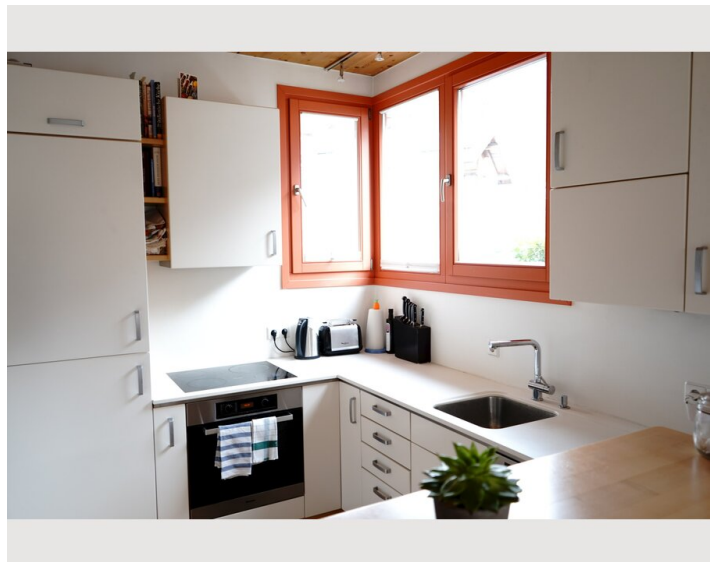
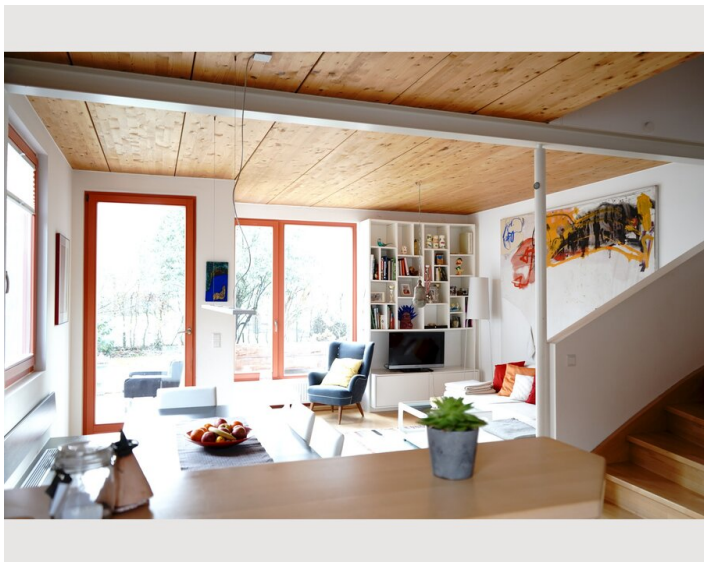
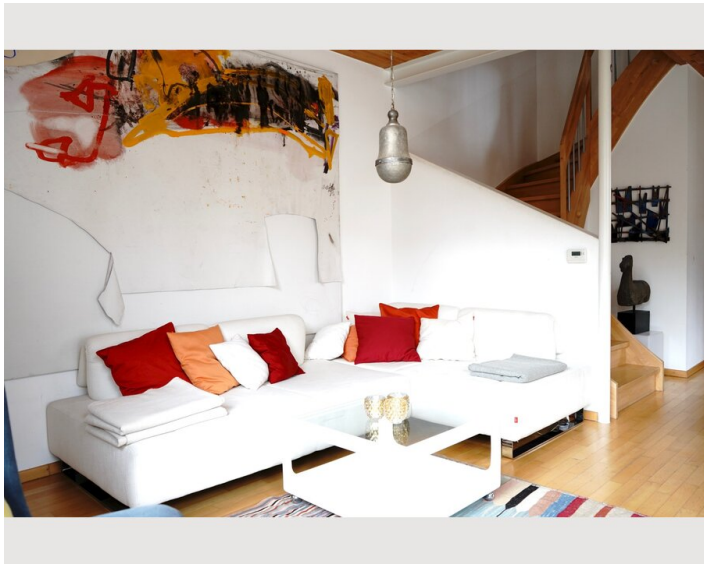
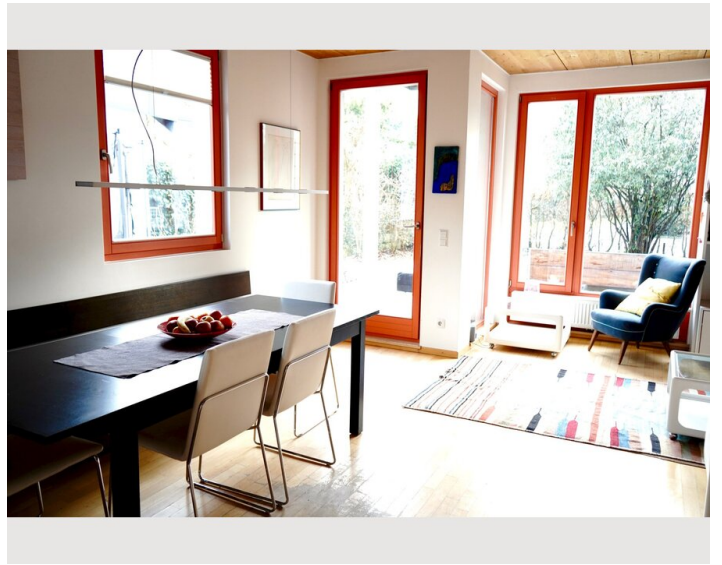
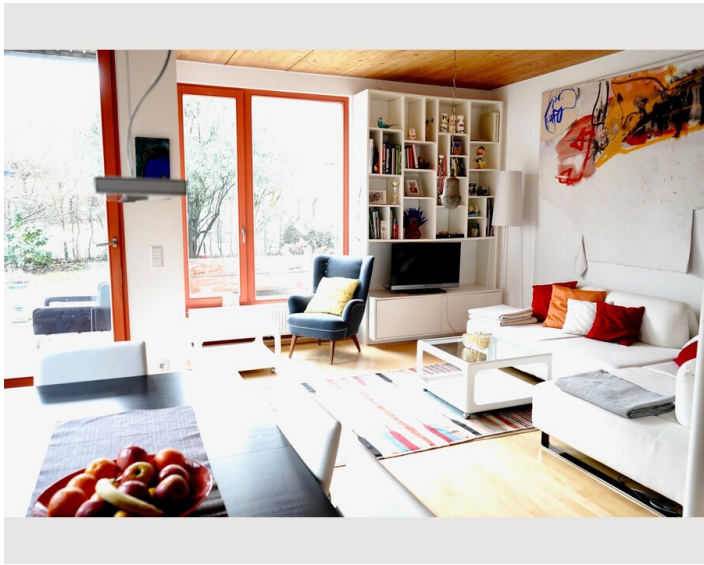
- Pets forbidden
- Free short-term parking zone

## Additional services

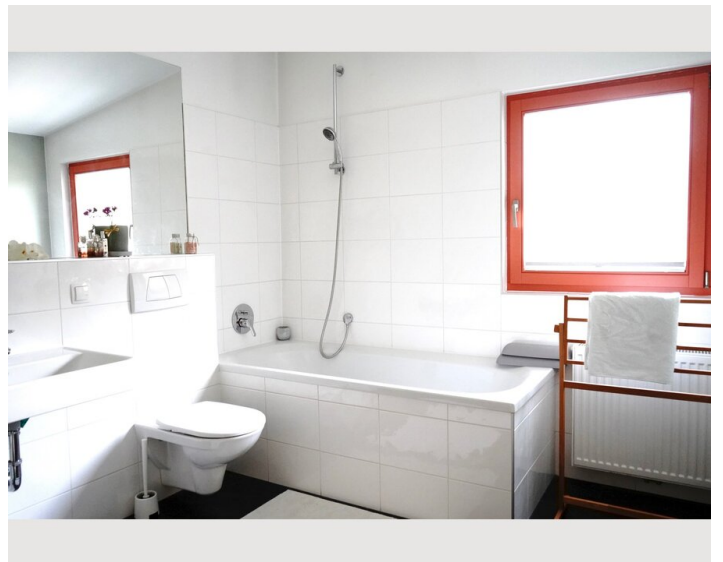
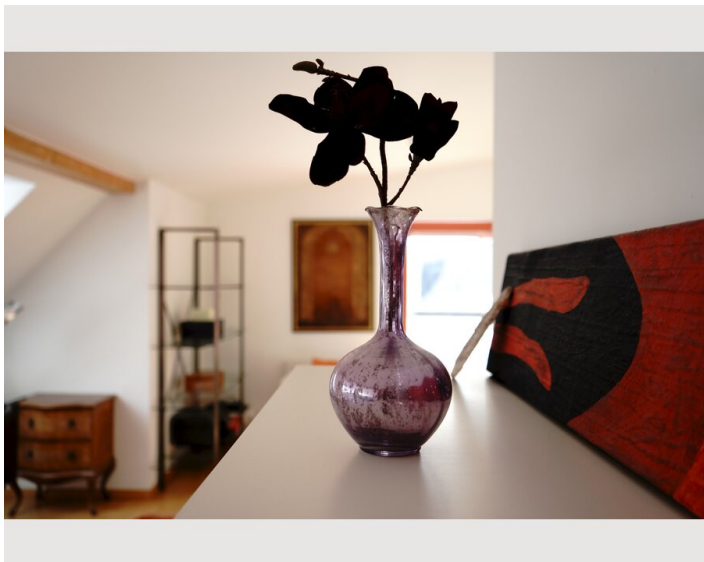
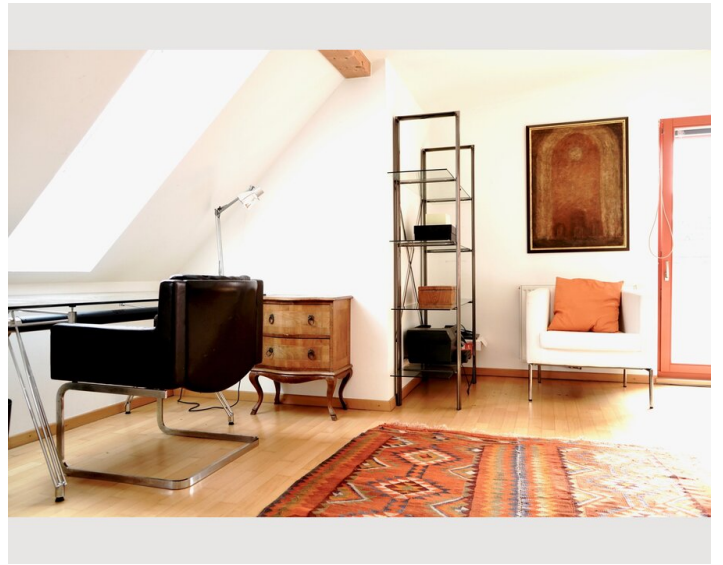
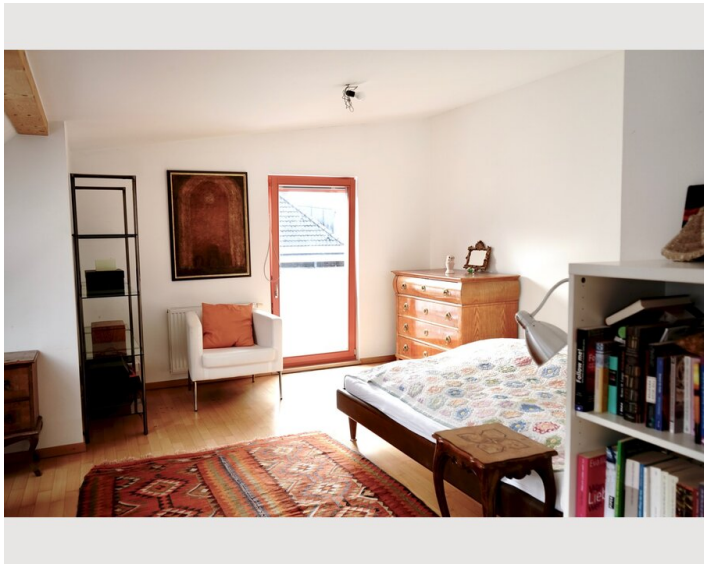
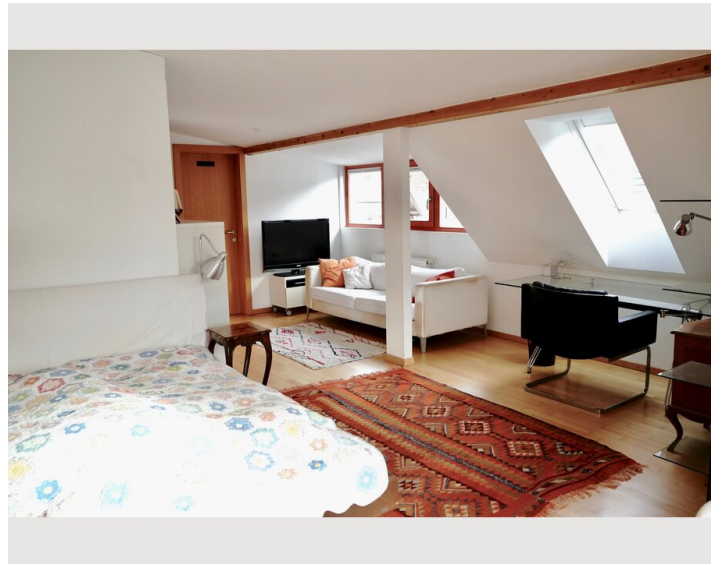
- Regular cleaning

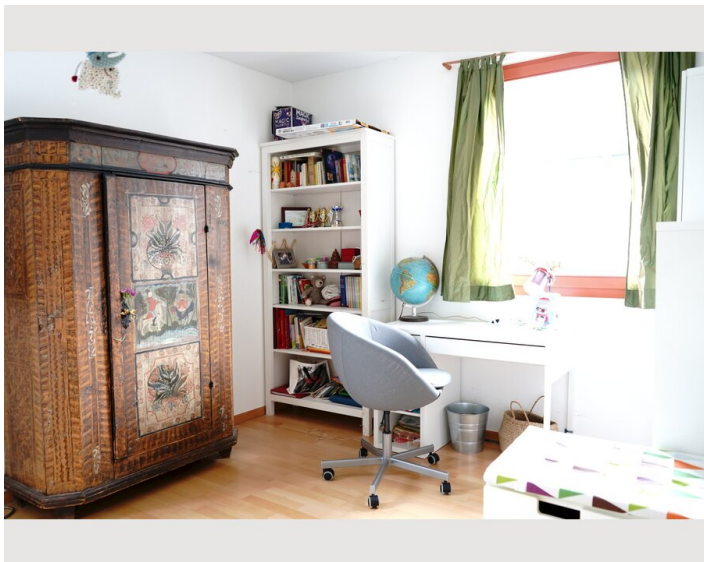
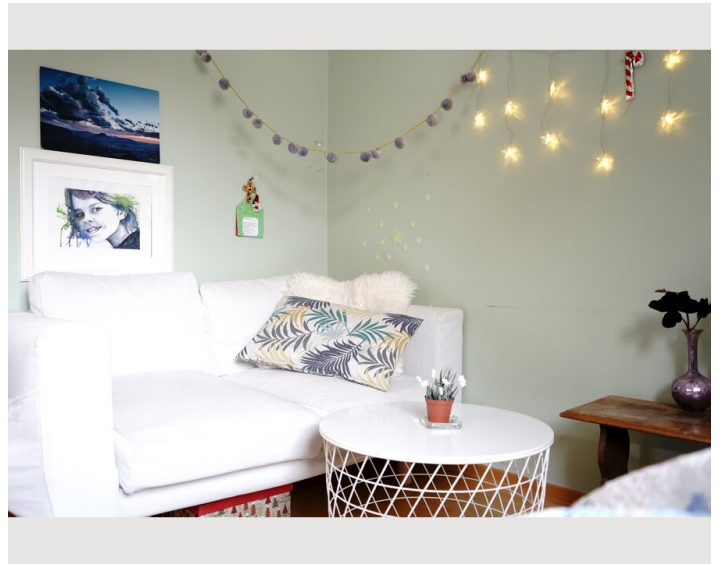
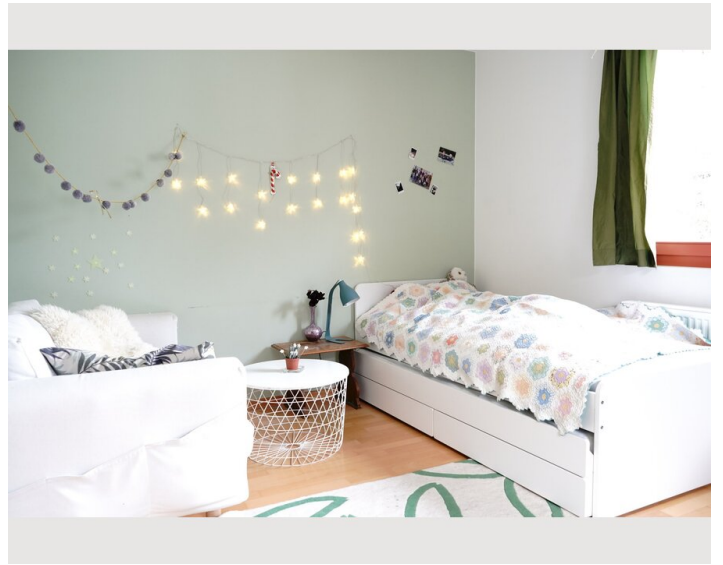
All prices are gross per month - billing is done directly with the lessor.

## Picture gallery

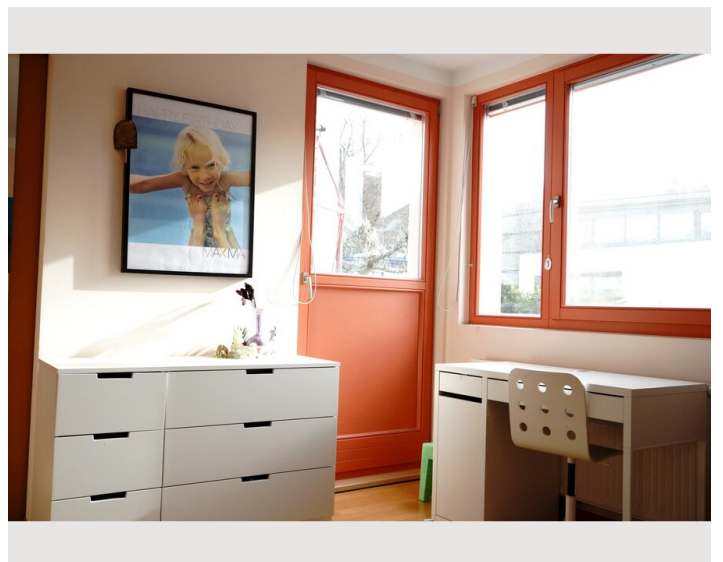
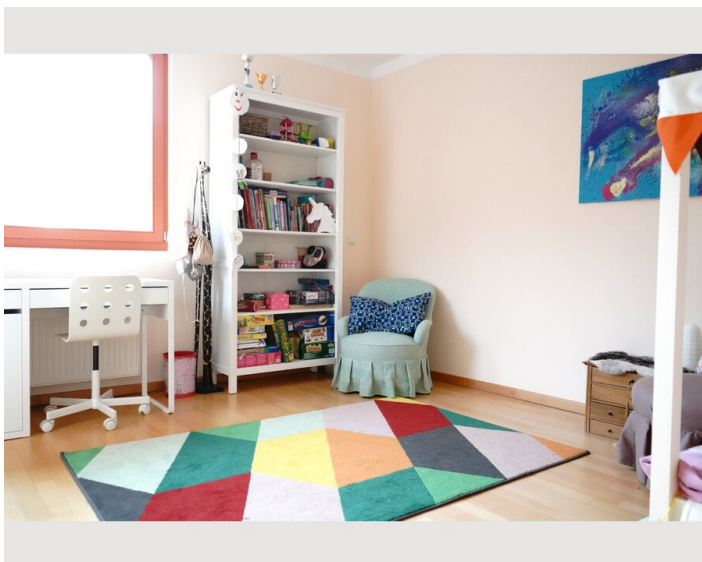
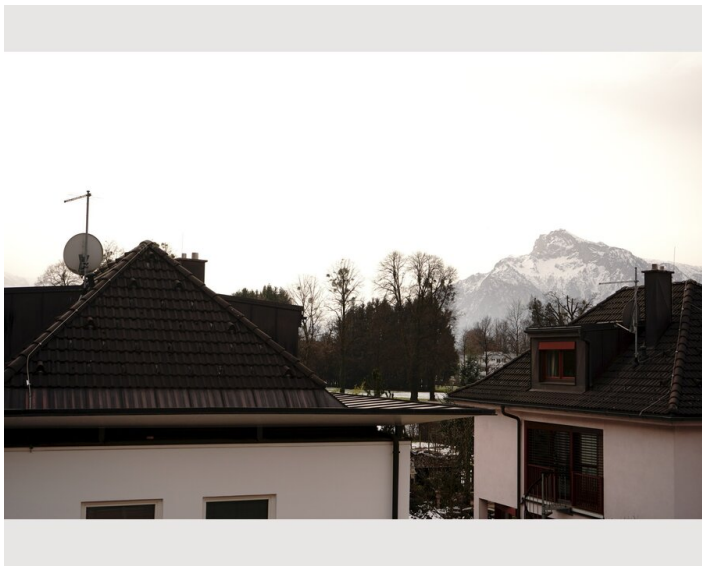




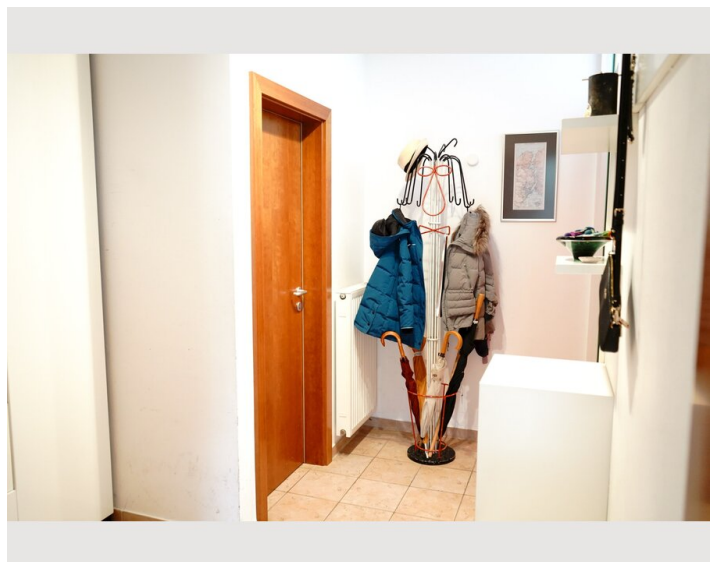
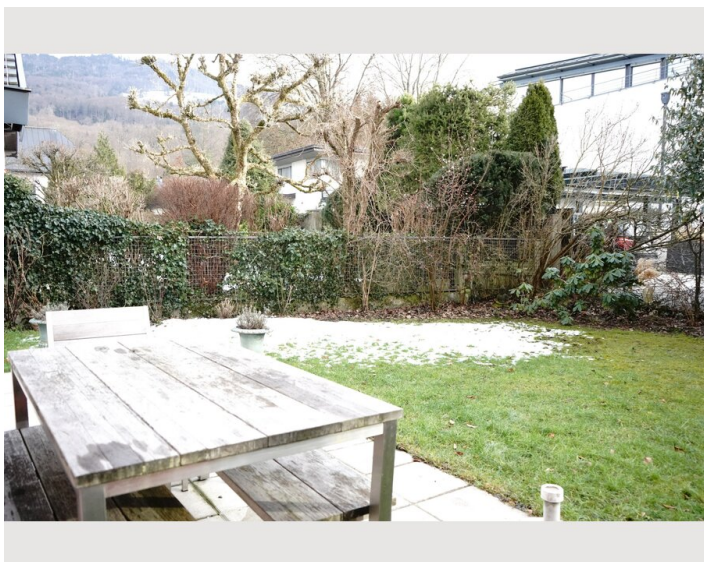
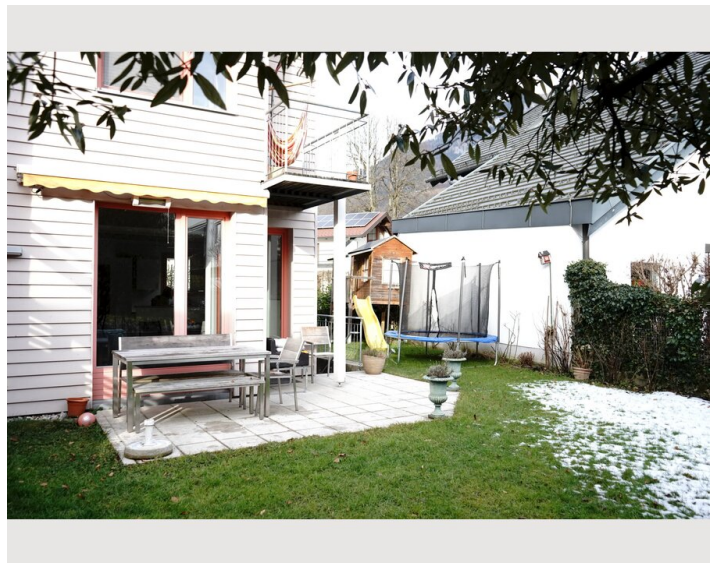
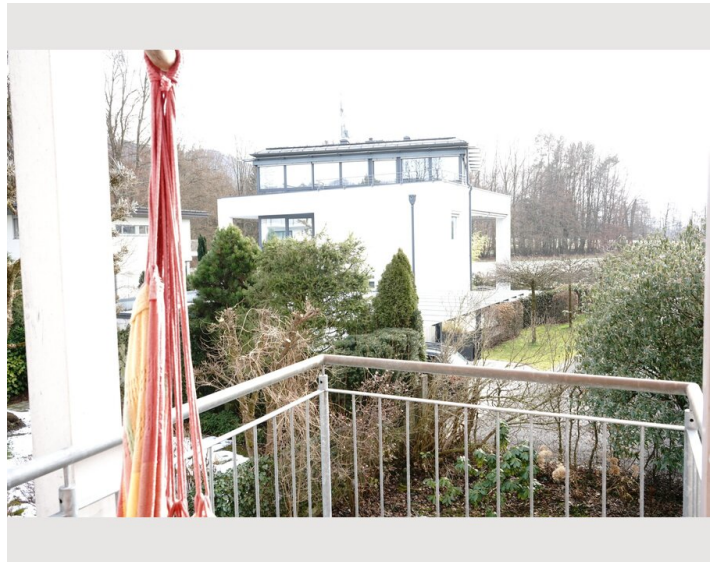
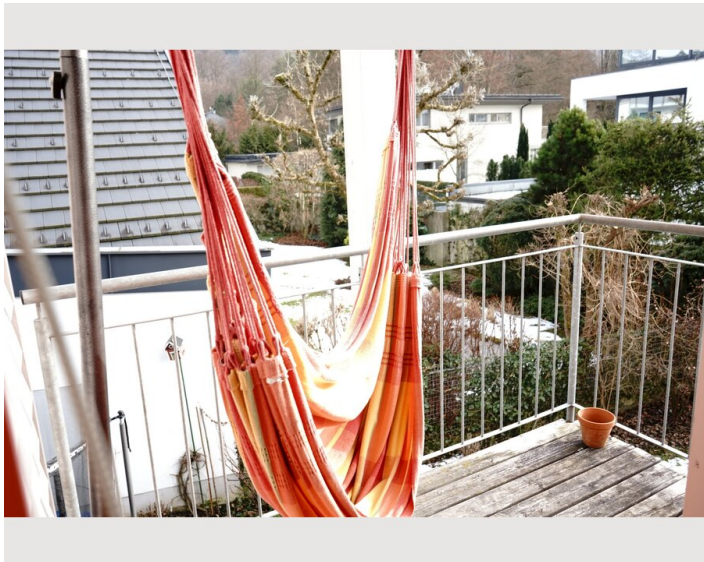
















Location

