



3 ROOM APARTMENT, 6111 VOLDERS

## Grandma's nest

Object number: JUNR1

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<b>Period</b>	18/04/ - 18/05/2026
<b>Number of persons</b>	2
<b>Total incl. VAT.</b>	€ 3.937,04
Security deposit	€ 2.700,00

Grandma's nest is a spacious 3 1/2 room apartment with 2 wood-burning stoves and at least 20m<sup>2</sup> terrace - very close to near forests



### Living space

95m<sup>2</sup>



### Maximum occupancy

4 Persons



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

1 Private bathroom 1 Living-Sleepingroom



### 1. floor



### Check-in

12:00 - 20:00 Clock



### Check-out

08:00 - 12:00 Clock

## Sleeping options

### Living & Sleeping



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



1x Single bed



1x Sofa bed (1 person)



1x Sofa bed (2 persons)

## Descripton of accommodation

Grandma's Nest

is a spacious 3 1/2 room apartment (see plan) consisting of: an eat-in kitchen (Table for 5-6 persons), a very spacious living room (with tiled stove & a sleeping possibility for a 3rd person) and a pine-paneled bedroom for quiet, relaxing nights and restful sleep.

All rooms have direct access to the terrace, which is on 2 sides of the apartment.

"Grandma's Nest" is furnished in 'grandma's style' ;-)

The apartment has its own WC and a spacious shower.

The entire apartment is on one level and can be reached via an external staircase.

One or 2 outdoor parking spaces are available - there is also a covered and dry lockable, illuminated compartment, which borders on the outside and is accessible at ground level. Size approx. 3m<sup>2</sup>.

There is also a further parking space for e.g.: Bicycles at apartment level.

Approx. 20m<sup>2</sup> terrace is south-west facing - there is the possibility for several people to sit outside in the shade of the wild vine (or the awning) - you can also barbecue there. On the north-west side there is another, additional narrow strip of terrace.

1 parking space is available

It's not far to relax: the apartment is practically right on the edge of the forest at the foot of Friedberg Castle - we're talking about approx. 1 1/2 minutes' walk to the forests.

Short and longer walks as well as hikes are easy to start from here, and there are also countless opportunities to really work up a sweat on your bike in the direction of the Voldertal - there are endless opportunities all around!

In winter, the Glungetzer ski area is practically on the doorstep - there are also sledding-runs in the immediate vicinity.

The apartment is conveniently located in the quiet countryside - but only about 3 minutes by car from Wattens - about 12 minutes by car from Hall i.T. and about 25-30 minutes to Innsbruck.

The village center is about 5-6 minutes walk away.

The apartment is a non-smoking apartment!

## Equipment & Features



### Basic equipment

- Terrace
- Music system/docking station
- Private washing machine
- Towels
- Private parking space
- Cleaning utensils
- Internet/Wifi
- TV
- Bedclothes
- Private toilet
- Vacuum cleaner
- Hairdryer



### Fireplace

- Charcoal grill
- Tiled stove



### First supply

- Toilet paper
- Nespresso capsules



### Kitchen

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

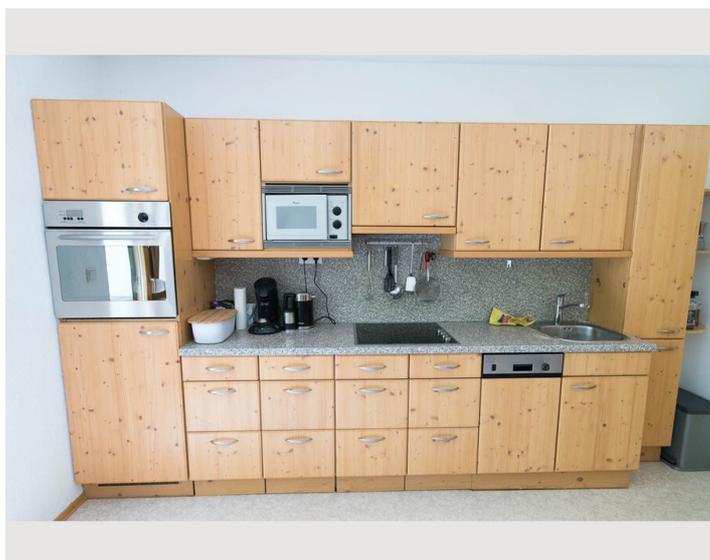
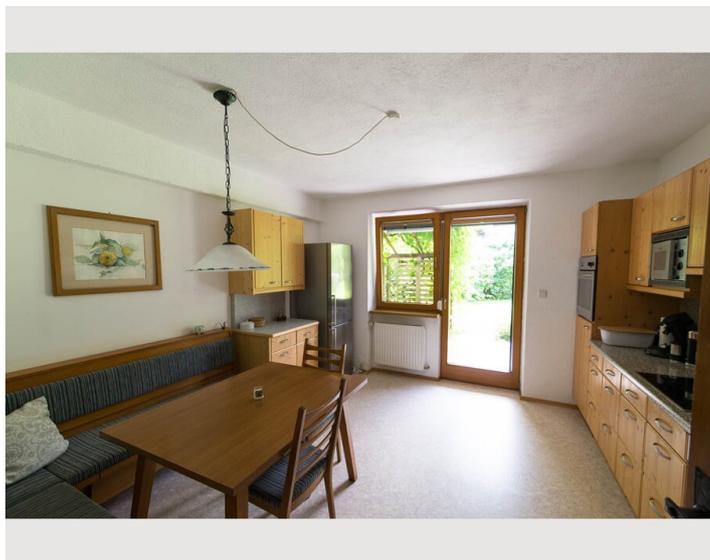
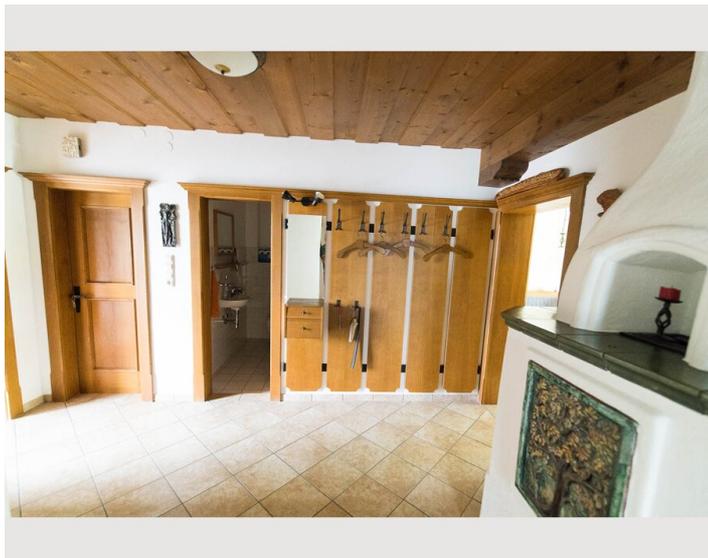
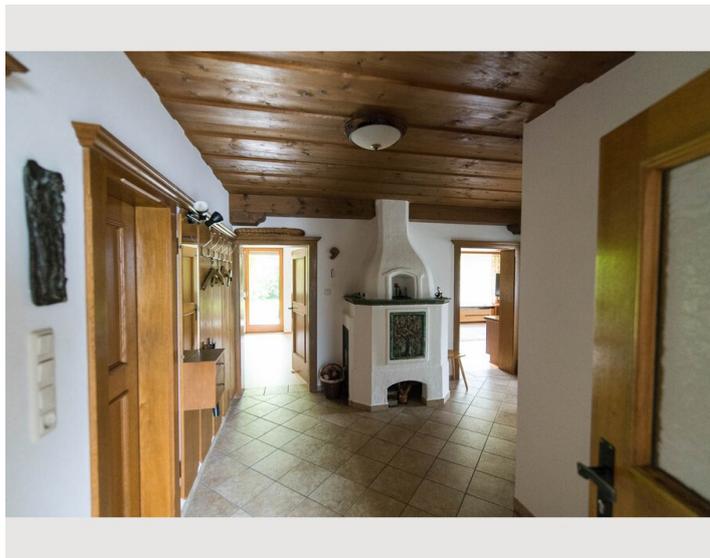
## Informations

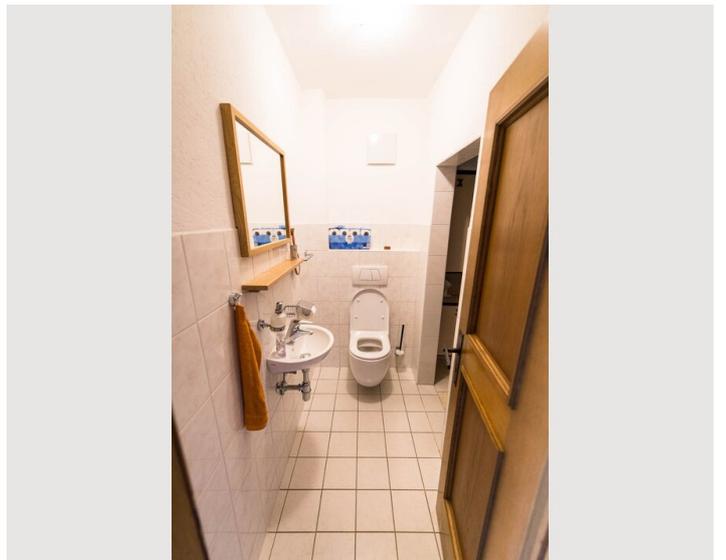
- Suitable for construction workers
- Smoking not allowed
- Private entrance
- Regular cleaning at extra cost
- Suitable for children
- Free short-term parking zone
- Pets on request
- Bicycle room free of charge

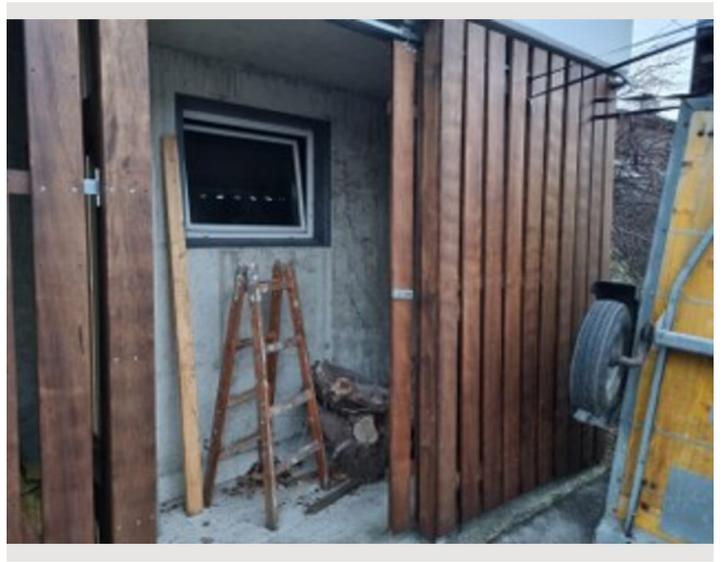
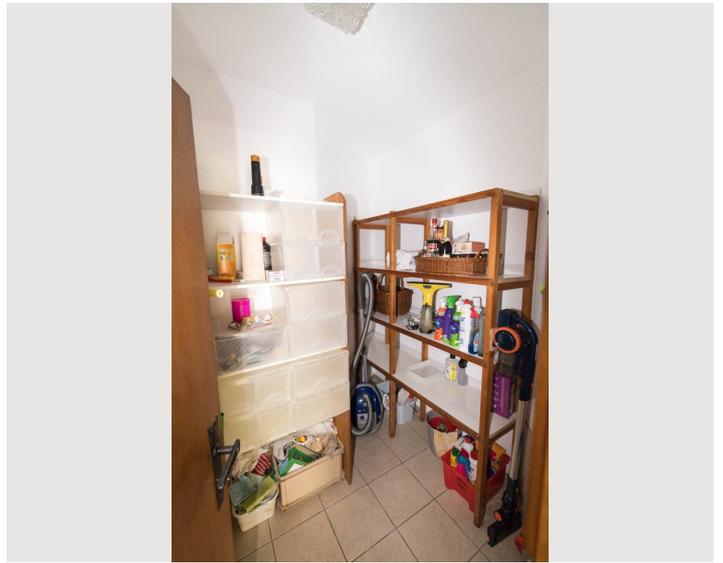
## Additional services

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

## Picture gallery







## Infrastructure



The village center can be reached on foot in about 7 minutes.

There are: groceries, bakery, bank, pharmacy, cigarette store, bar, bar/restaurant, a local grocery store.

It is about 5 minutes on foot to the 2 general practitioners.

The nearest hospital is in Hall - approx. 11-12 minutes away by car.

There are larger shopping centers in Hall, Neu Rum, Innsbruck or Schwaz.

There are cultural institutions in Hall and Wattens, and a weekly farmers' market takes place in Hall.

## Location

