



HOUSE, 5163 MATTSEE

## Living nearby lake in Salzburg / Mattsee

Object number: MATT01

[View and rent online](#)

<b>Period</b>	18/12/2025 - 18/01/2026
<b>Number of persons</b>	2
<b>Total incl. VAT.</b>	€ 3.795,17
<b>Security deposit</b>	€ 2.800,00

Life on the lake - only 50 meters to the beautiful Obertrumer See shore. The Mattsee can also be reached in a few minutes on foot or by bike. Life is good in the Salzburg Lake District! Only approx. 18 km to Salzburg



### Living space

120m²



### Maximum occupancy

6 Persons



### Complete accommodation ?

1 Private bathroom 3 Separated bedrooms 1 Living-Sleepingroom



### Ground floor



### Check-in

08:00 - 20:00 Clock



### Check-out

10:00 - 16:00 Clock

### Sleeping options

### Bedroom 1



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



1x Single bed

### Bedroom 2



1x Sofa bed (2 persons)

### Bedroom 3



1x Children/baby bed

## Living and sleeping



1x Sofa bed (1 person)

## Descripton of accommodation

The house was built in 2018 and is ventilated by means of controlled living space ventilation, it has a modern fitted kitchen, individually, ingeniously planned and built by a regional Kitchen builder, is equipped with high quality appliances (Bora, Bosch series 8 oven including microwave and Steam function, as well as Bosch series 8 built-in coffee machine). Each room has connections for TV, a 75 "TV is in the living room. There is also a connection for TV in the bathroom available. The technical room is integrated under the massive concrete stairs to save space. Accessible via a sliding door (can be painted with chalk), which can be reached via the kitchen. This is where the modern heating system is found, Descaling system and also various household appliances space. In the garden are several trees (fig, Persian almond, nana trumpet tree, plum, honey Peach and cherry). On the front and back of the house there is a terrace with an outside water connection. A modern steel privacy screen surrounds the spacious 46m<sup>2</sup> terrace in the south. The 17 m<sup>2</sup> balcony with lake view is accessible from the current bedroom (double bed) and the office. The children's room and the high-quality bathroom with washing machine and dryer are also located on the upper floor.

## Equipment & Features



### Basic equipment

- Balcony
- Garden
- TV
- Private washing machine
- Bedclothes
- Private toilet
- Iron & ironing board
- Hairdryer
- Terrace
- Internet/Wifi
- Printer
- Private dryer
- Towels
- Private parking space
- Cleaning utensils



### First supply

- Toilet paper



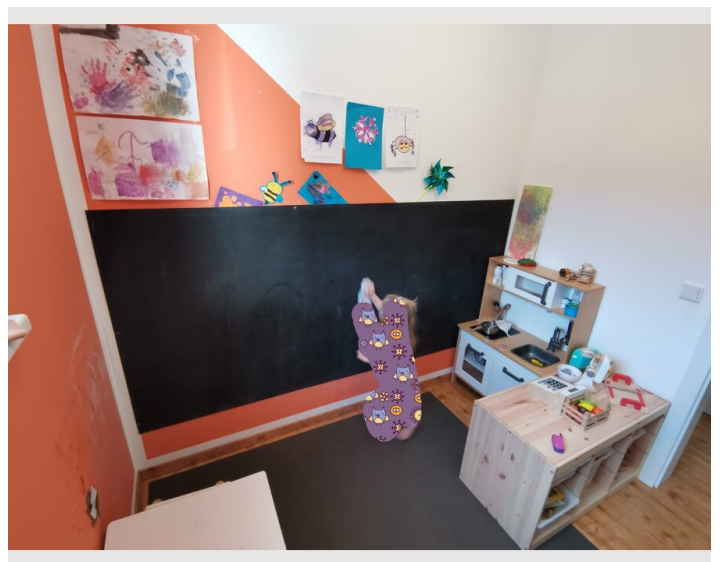
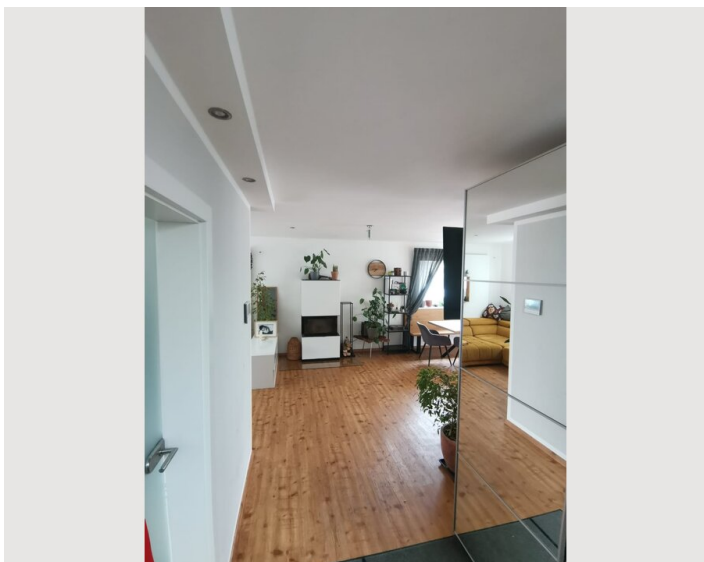
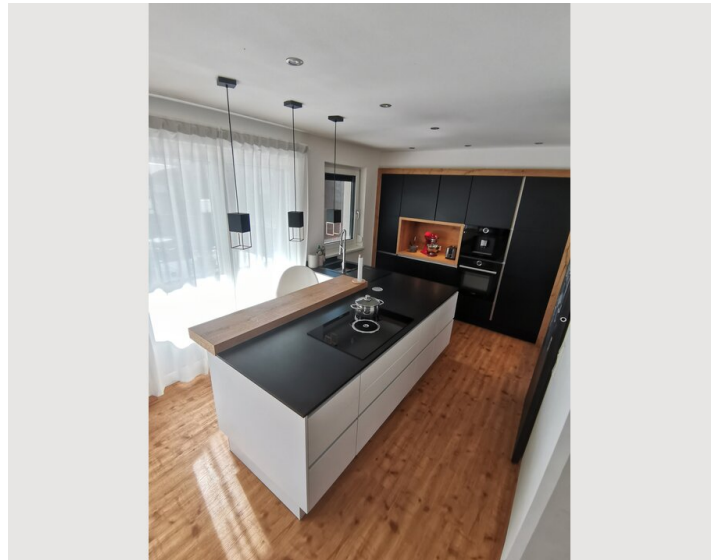
### Kitchen

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

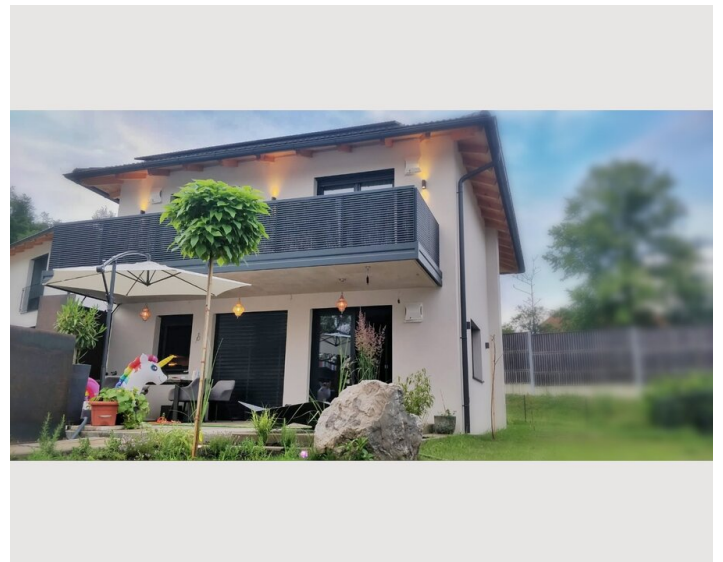
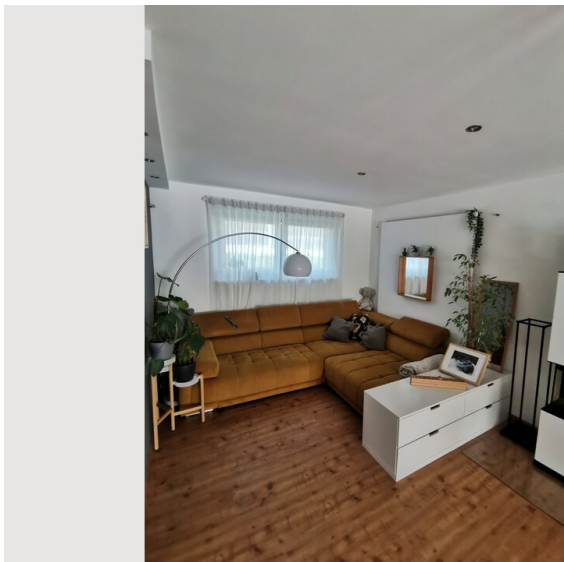
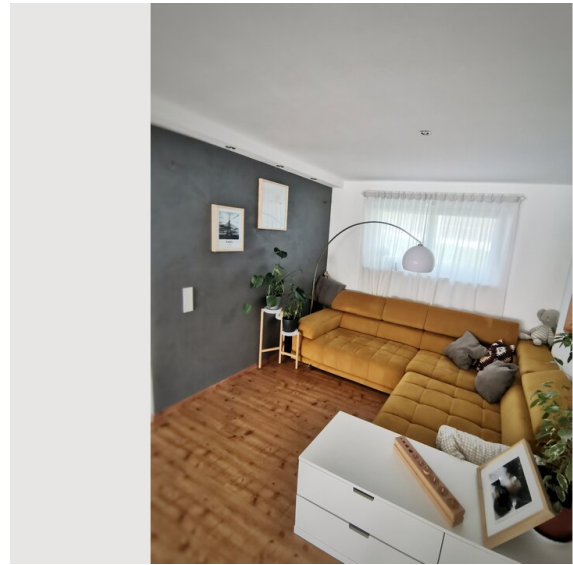
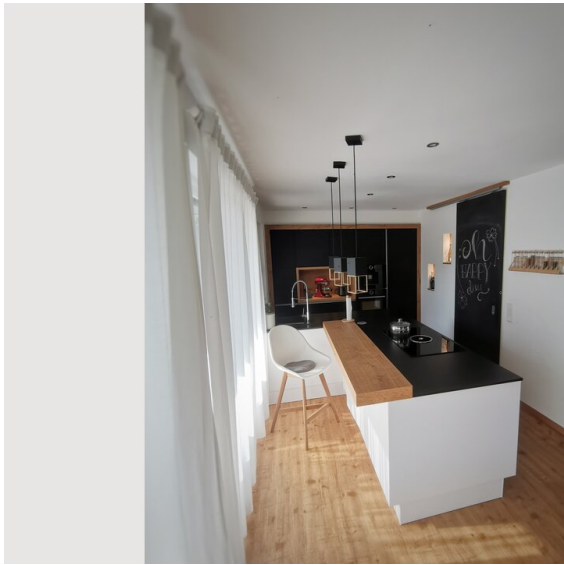
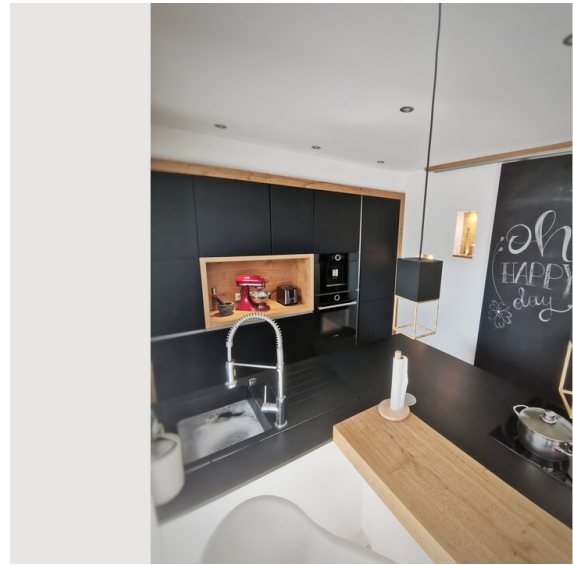
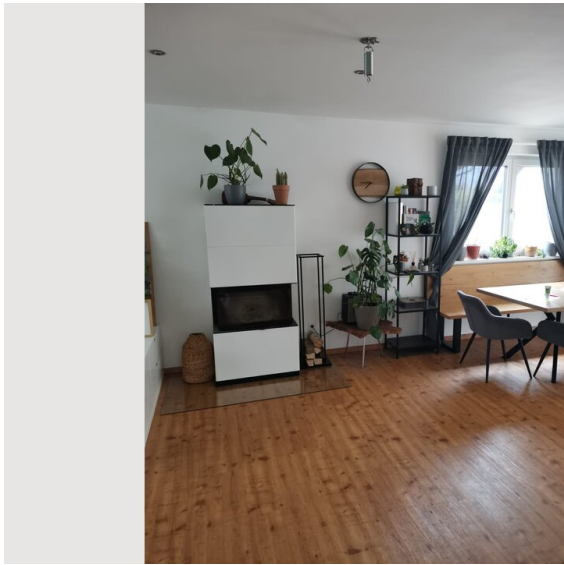
## Informations

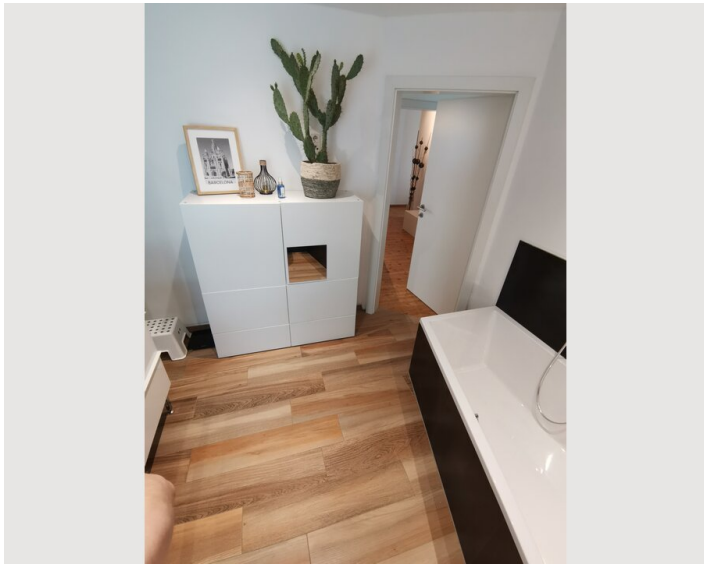
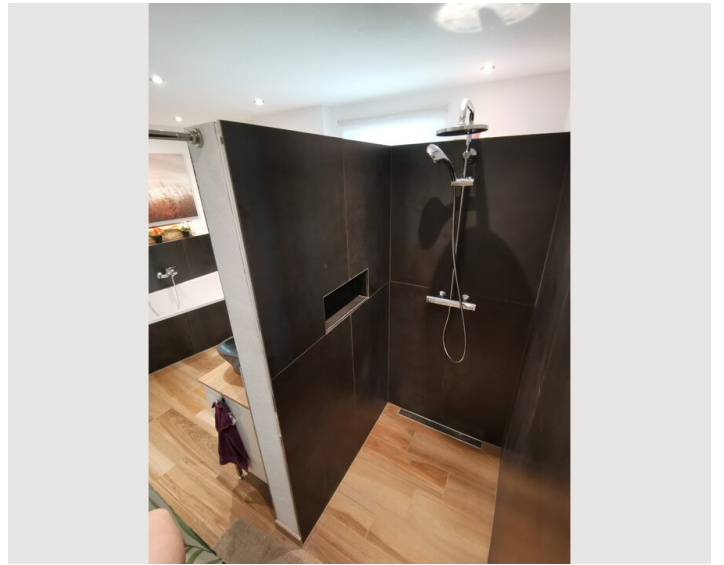
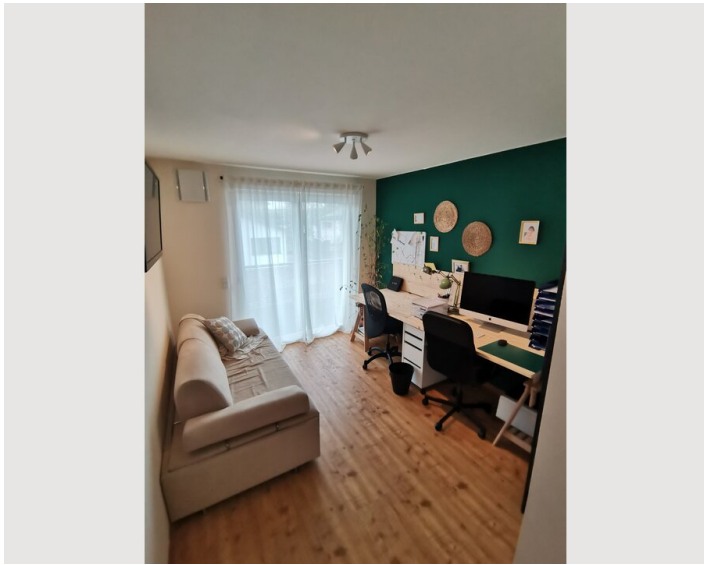
- Suitable for construction workers
- Smoking not allowed
- Private entrance
- Regular cleaning at extra cost
- Suitable for children
- Desk/Workplace
- Pets on request
- Bicycle room free of charge

## Picture gallery

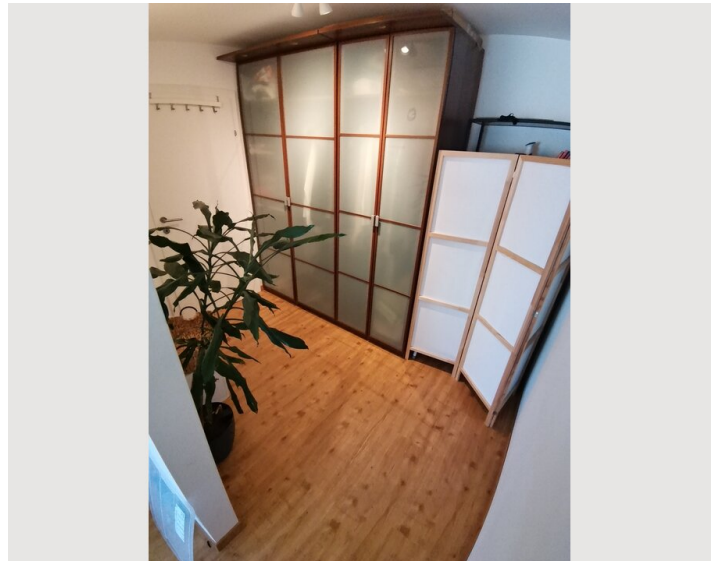




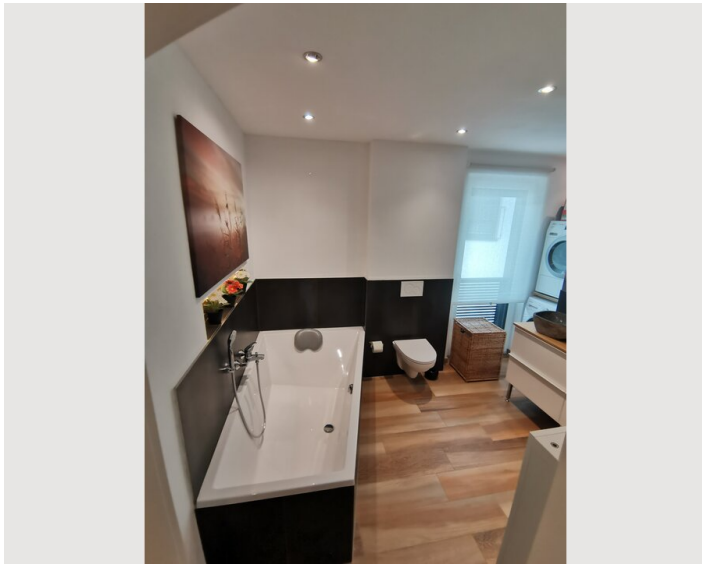














### Infrastructure

 5 min

 10 min. by feet to mattsee

 45 min by bus, 25 min by car

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The lake Mattsee is located in the heart of our region, only 18 km from the festival city of Salzburg, along with the lakes Grabensee and Obertrumersee. The house is located nearby lakeside from Obertrumersee. A small, beautiful and interesting area with its pretty bays, romantic spots and a varied countryside.

## Location

