



STUDIO APARTMENT, 4645 GRÜNAU IM ALMTAL

Bright and cozy loft apartment in an old baron's villa in Grünau im Almtal

Object number: HTPW1

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Welcome to this cozy and special flat with a private garden in the beautiful Almtal in Salzkammergut.

Period	11/03/ - 11/04/2026
Number of persons	2
Total incl. VAT.	€ 1.405,52
Security deposit	€ 1.100,00



Living space

60m²



Maximum occupancy

2 Persons



Complete accommodation [?]

1 Private bathroom 1 Living-Sleepingroom



Ground floor



Check-in

15:00 - 21:00 Clock



Check-out

08:00 - 12:00 Clock

Sleeping options

Living & Sleeping



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



1x Sofa bed (2 persons)

Descripton of accommodation

Beautiful, newly restored loft flat in an old Barons' villa in Grünau im Almtal located in the scenic area of the Almtal in the eastern Salzkammergut, this special flat is located in the stylish Villa Unterswänd, a former hunting Villa from the 19th century that has been restored with great attention to detail.

The villa's former music room with magnificent ceiling and wall stucco has been transformed into a modern, functional 60 sqm loft flat with 3 levels. The flat is south-facing and therefore very bright.

The apartment has a modern kitchen with a cooking island and coffee bar on the entrance level, equipped with a dishwasher, oven, kettle, and fridge-freezer, as well as a cozy sitting area and a sofa.

The cabinets on the kitchen wall and the cooking island offer plenty of storage space.

The bathroom has a walk-in shower with a glass ceiling cutout for an unobstructed view of the stucco. The bathroom furniture is made of fragrant Swiss pine.

On the lower level, there is a 1.40 m wide bed with a high-quality mattress, as well as a work area with a pull-out desk, various drawers, and shelves in the bed area made of solid oak. There is also a built-in safe for your use in this area.

Slightly elevated, there is a high-quality wood-burning stove. Firewood is available on request at an additional cost.

Otherwise, there is floor heating for cozy warmth.

A staircase leads to the open gallery with a sofa bed.

The apartment has two very large patio doors with side windows and electrically operated upper windows that can be opened by remote control, making the apartment very bright during the day.

Transparent and opaque curtains are available for darkening the room.

For the evening and night, there is dimmable wall lighting and indirect lighting from light strips.

Outside, there is a 30 m² terrace with garden furniture and a sofa, as well as a beautiful 100 m² garden that is separated by a fence.

Two large retractable awnings provide shade on the terrace in summer.

The apartment has its own parking space at the rear entrance of the villa, as well as a separate, lockable basement compartment.

A washing machine is available in the basement for a fee of €1.50 per wash cycle.

Equipment & Features



Basic equipment

- Terrace
 - Internet/Wifi
 - Bedclothes
 - Private toilet
 - Vacuum cleaner
 - Hairdryer
 - Garden
 - Community washing machine
 - Towels
 - Private parking space
 - Cleaning utensils
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Fireplace

- Sweden Stove
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First supply

- Toilet paper
 - Soap
 - shampoo
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Kitchen

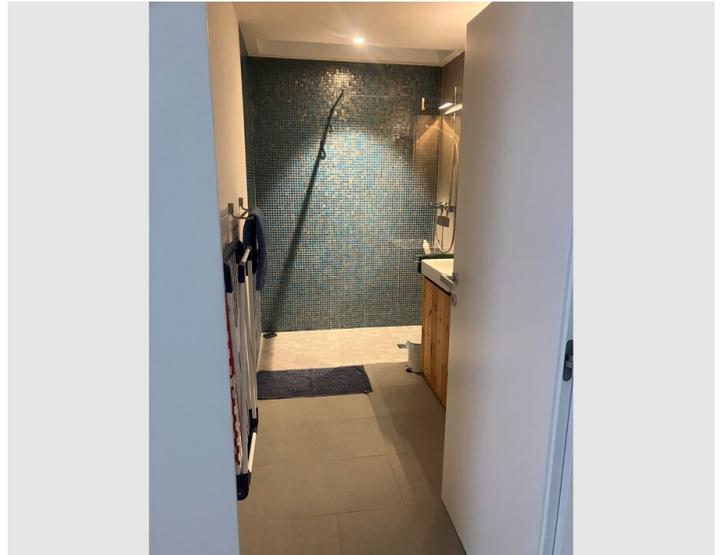
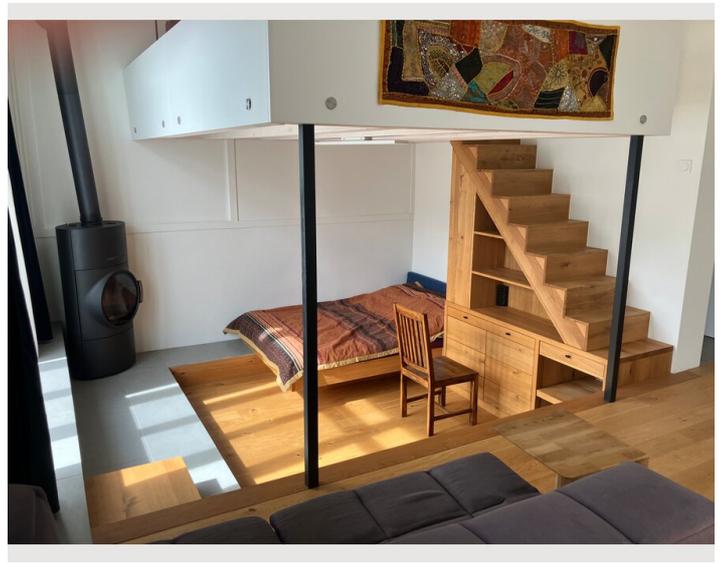
- Private kitchen
- Glasses/Tableware
- Cooking utensils
- Dishwasher

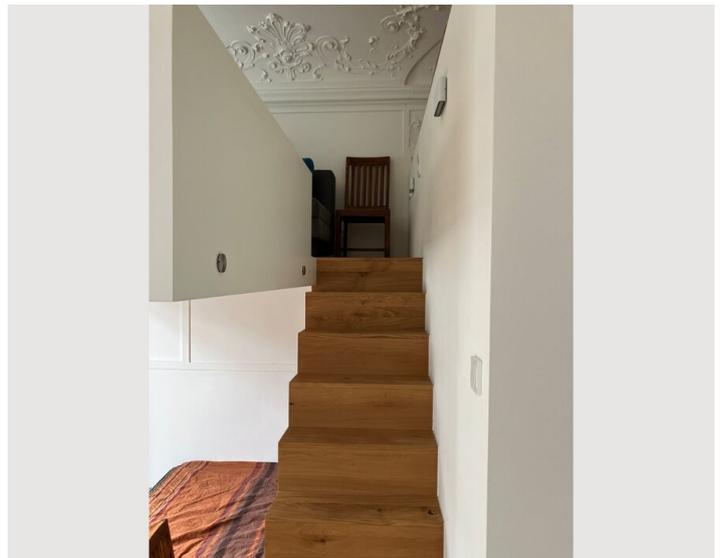
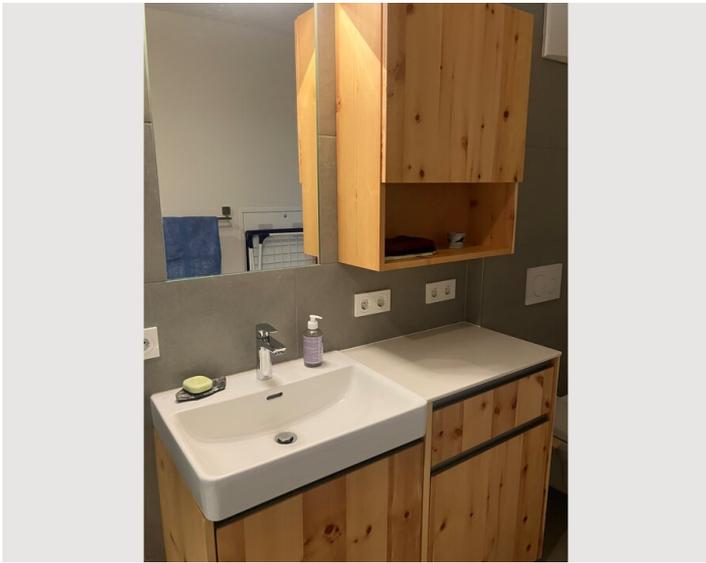
Informations

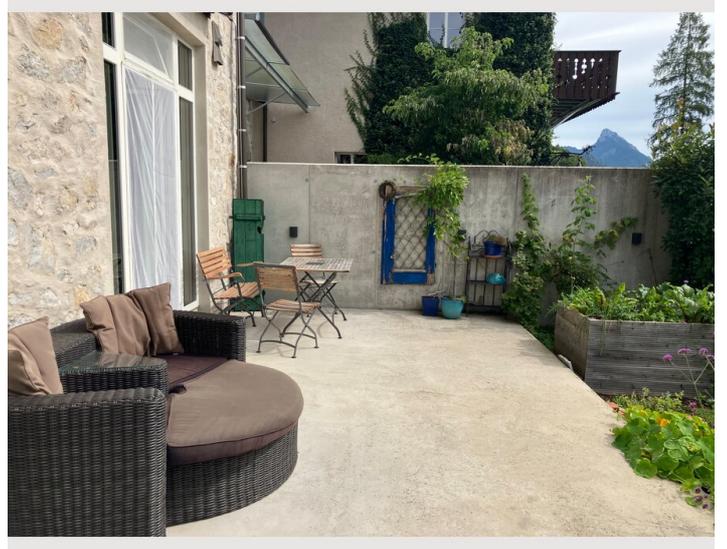
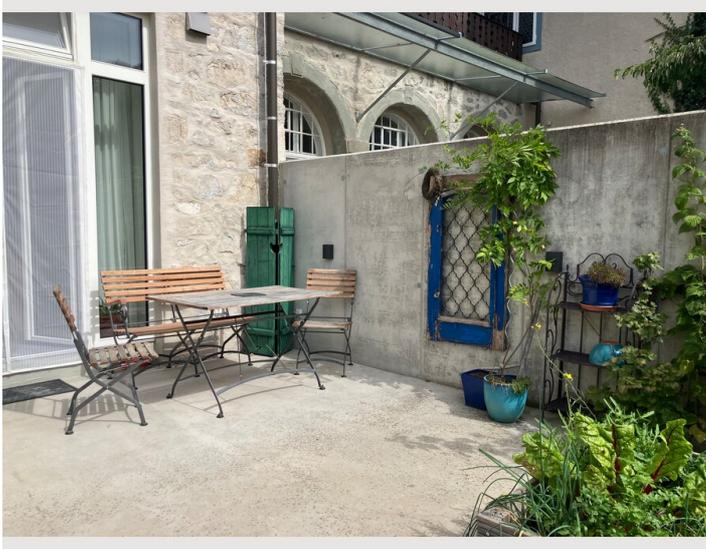
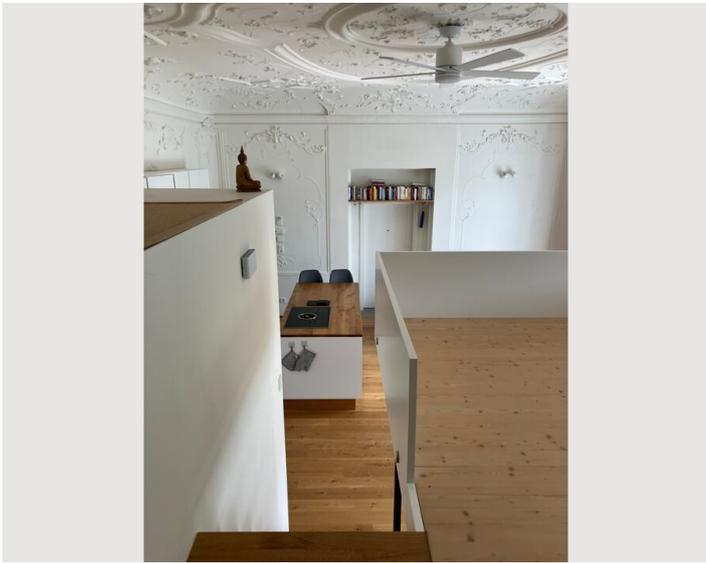
- Suitable for construction workers
- Smoking not allowed
- Private entrance
- Bicycle room free of charge
- Not suitable for children
- Desk/Workplace
- Pets forbidden

Picture gallery

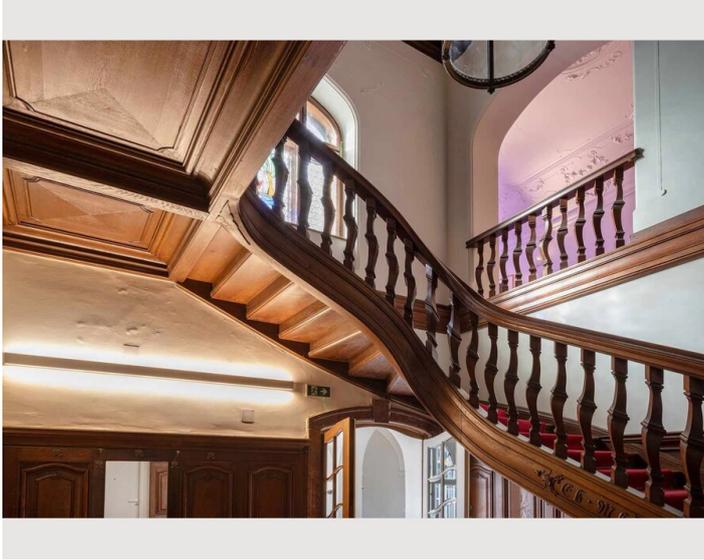












Infrastructure

 20 Min. walk to the train station to Wels

 10 Min. walk to the bus to Gmunden

 10-15 Min. walk to two supermarkets

The apartment is located in Grünau in the beautiful Almtal valley. Across the street is the crystal-clear Grünaubach stream, where you can walk via a small path along the river for about 10 minutes to reach the town center, where you will find a bakery, butcher, and two supermarkets for your daily shopping needs.

In 12 km towards the Totes Gebirge mountains, you will reach the fantastic landscape of the Almsee lake. In the opposite direction, after 15 km you will reach Gmunden on Lake Traunsee.

The valley station for the Kasberg ski area is a 5-minute drive away.

Location

