



HOUSE, 5161 ELIXHAUSEN

## Quiet House near the city

Object number: EGOA1

[View and rent online](#)

Beautiful and peaceful location on the outskirts of Salzburg. Just 7 kilometers from the city. Public transport, local shops, doctors, kindergarten, and primary school are within walking distance. Direct access to the bike path leading into the city.

<b>Period</b>	22/05/ - 22/06/2026
<b>Number of persons</b>	2
<b>Total incl. VAT.</b>	€ 3.530,06
Security deposit	€ 2.600,00



### Living space

135m<sup>2</sup>



### Maximum occupancy

6 Persons



### Complete accommodation

1 Private bathroom 3 Separated bedrooms



### Ground floor



### Check-in

08:00 - 15:00 Clock



### Check-out

07:00 - 12:00 Clock

## Sleeping options

### Bedroom 1



1x Double bed (1,60 m x 2 m)

### Bedroom 2



1x Sofa bed (2 persons)



1x Extra bed

### Bedroom 3



1x Double bed (1,60 m x 2 m)

## **Descripton of accommodation**

Cozy semi-detached house on the outskirts of the city with approx. 135 m<sup>2</sup> of usable space (excluding the basement), featuring south- and west-facing terraces and a large garden. A garage is also available. You will enjoy a very quiet location in a small settlement in a cul-de-sac. Local shops are just a few minutes away, and you can reach the city of Salzburg in 15 minutes. The village offers a medical center, school, kindergarten, and daycare center, and the bus stop is within walking distance.

The house has two private entrances, 6 rooms, and a spacious open staircase. On the ground floor, you'll find a guest WC, a modern, well-equipped kitchen, and a bright dining room with access to the large south-facing terrace, which features an electric awning, and to the garden. A half-floor down from the staircase leads to the living room, where a cozy fireplace creates a warm atmosphere. From here, you can directly access the west-facing terrace and the garden.

On the first half-floor, there is a spacious hallway, a bathroom with a bathtub, two sinks, and a bidet, as well as a bright, beautiful room/home office with a French balcony. The upper floor features two more bedrooms and a WC.

In the basement/souterrain: another shower, utility systems, storage area, laundry room including a washing machine, sink, and freezer, plus ample storage space. Central heating with a gas boiler.

Renovations November 2025: New south-facing terrace, new shower in the basement, wet cleaning of all carpets, painting of floors, walls and ceiling of the basement rooms, living room and dining room repainted.

## Equipment & Features



### Basic equipment

- Terrace
- Internet/Wifi
- TV
- Private washing machine
- Towels
- Garage
- Iron & ironing board
- Hairdryer
- Garden
- Music system/docking station
- Printer
- Bedclothes
- Private toilet
- Vacuum cleaner
- Cleaning utensils



### Fireplace

- Tiled stove



### First supply

- Toilet paper
- Soap
- shampoo
- Nespresso capsules



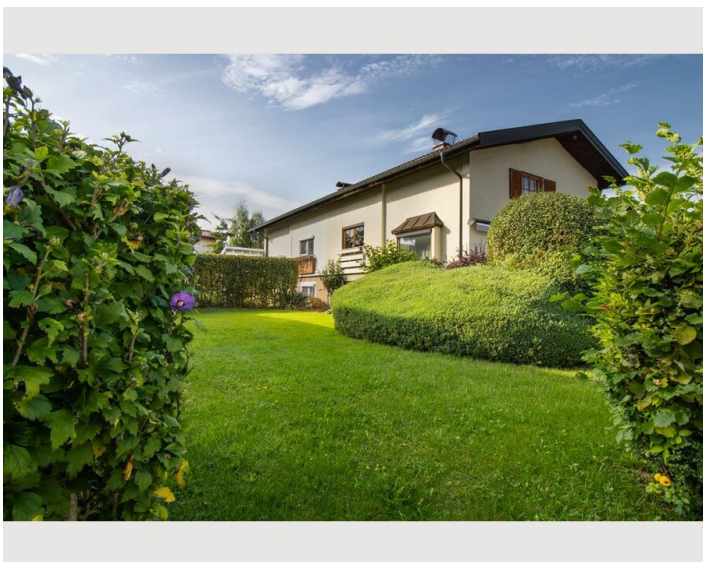
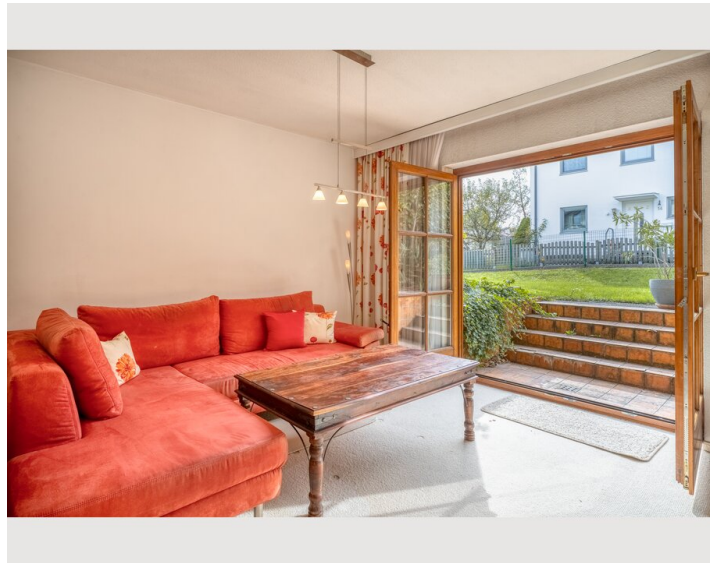
### Kitchen

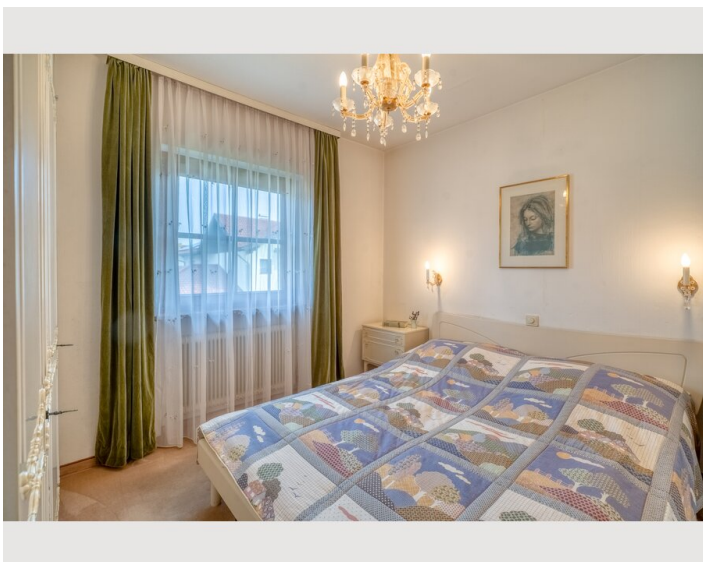
- Private kitchen
- Glasses/Tableware
- Filter coffee
- Microwave
- Cooking utensils
- Espresso machine
- Dishwasher

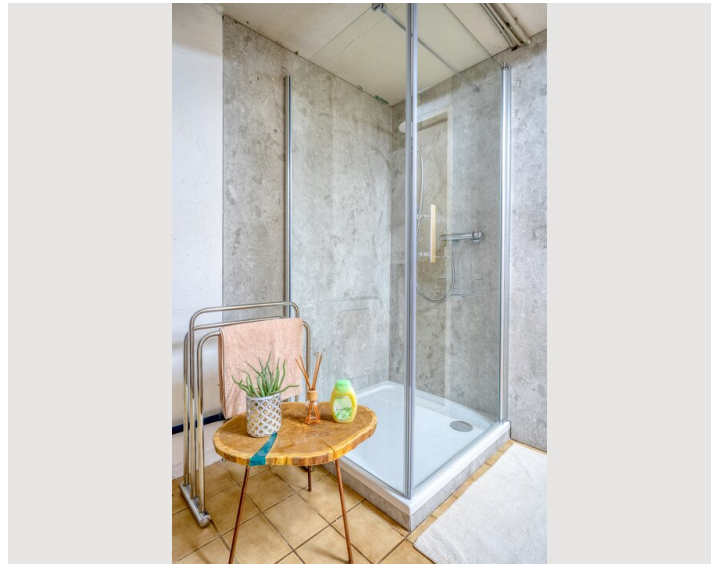
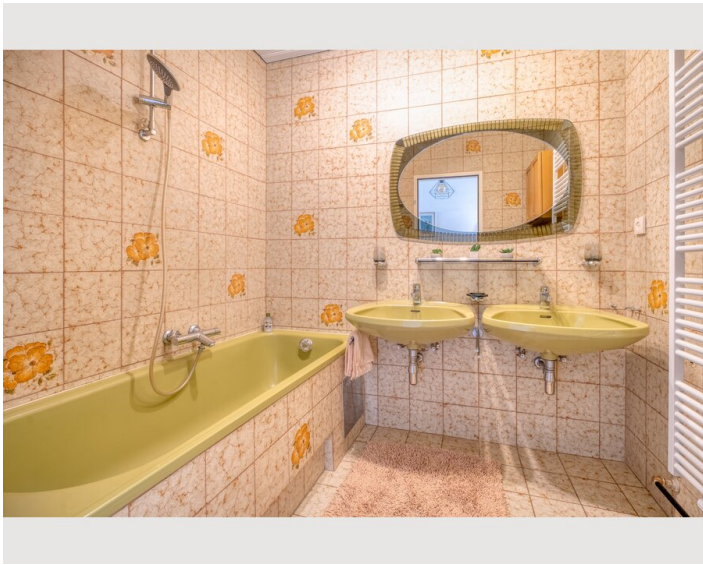
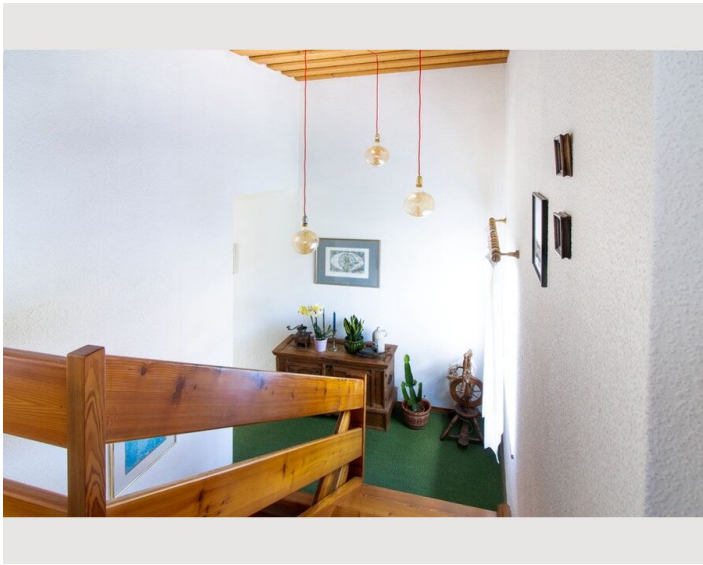
## Informations

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

## Picture gallery

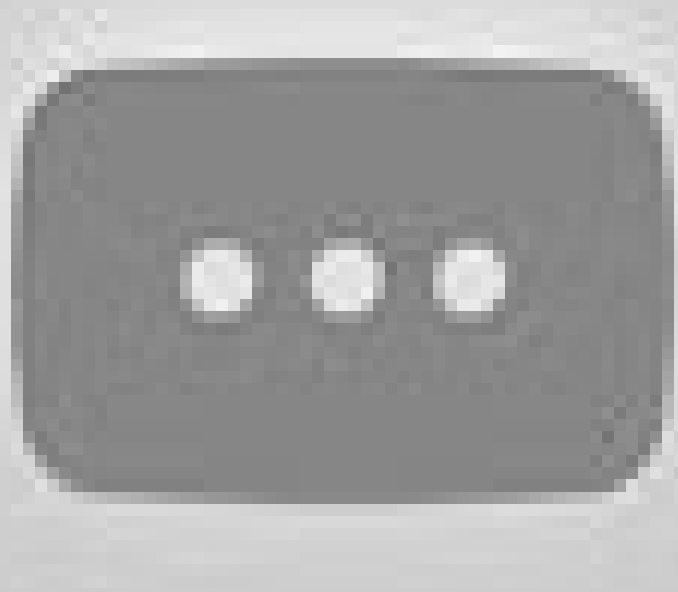






## Video


[Goto Video](#)





## Infrastructure


 Billa (350 meter), Spar (1,4 km)

 400 meter

 13 km (15-minute drive)

 Pharmacy, bank, and medical centre (900 meters)

 Kindergarten, daycare center, and school (800 meters)

 riding stable

tennis court

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The infrastructure surrounding the house is excellent and offers everything you need for daily life. A Billa supermarket and bakery are just a 5-minute walk away, while a pharmacy, butcher, and bank can be reached within 10 minutes on foot.

Public transport is also easily accessible: the nearest bus stop is only an 8-minute walk away. The city center can be reached in about 30 minutes by bike or 20 minutes by bus line 120. A bike path runs along two rivers directly into Salzburg's Old Town—and a bicycle is available for your use.

Thanks to its central location, Elixhausen is both a starting point and destination for many leisure activities in the Salzburg region. The village and its surroundings are ideal for walks or simply relaxing. Perfect for running, cycling, and hiking. By car, you can reach the city of Salzburg in just 15 minutes.

Nearby recreational areas include Lake Wallersee, Lake Obertrum, and Lake Mattsee. You live surrounded by nature, yet close to the city. In 5 minutes you'll be on the West Autobahn heading towards Munich or towards Vienna. Within walking distance, you'll find a supermarket, bakery, butcher, pharmacy, and a medical centre. The village also offers a variety of restaurants, from fine dining to traditional Austrian cuisine, including two Italian restaurants. The community provides a wide range of sports activities and courses, as well as a skate park, playgrounds, and a football field. There is a tennis court and riding stable.

**Location**

