



4 ROOM APARTMENT AND MORE, 4810 GMUNDEN

## Upper floor of a villa with lake and mountain views, first occupancy

Object number: OHNU1

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Upper floor of a villa with lake and mountain views First occupancy  
Parking space, private street Within walking distance: lake, lido, yacht club, parks, promenade, sports hall City center, theater, cinema  
Hospital Shopping center 5 min drive

<b>Period</b>	03/05/ - 03/06/2026
<b>Number of persons</b>	2
<b>Total incl. VAT.</b>	€ 3.329,43
Security deposit	€ 2.400,00

### **Living space**

150m<sup>2</sup>

### **Maximum occupancy**

4 Persons

### **Complete accommodation**

2 Private bathrooms 2 Separated bedrooms

### **1. floor**

#### **Check-in**

13:00 - 18:00 Clock

#### **Check-out**

09:00 - 11:03 Clock

## Sleeping options

### Bedroom 1



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

### Bedroom 2



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

## Descripton of accommodation

You park directly in front of the villa and access your villa etage via a separate, wide staircase.

In the entrance area, you'll find a large wardrobe.

From there, an open-plan kitchen and dining area leads to a 40m<sup>2</sup> living room with a bar offering stunning views of the lake and mountains.

Directly from the living room, you can enjoy the 30m<sup>2</sup> sun terrace. Furthermore, there is a balcony perfect for breakfast in the morning sun.

The two bedrooms are each furnished with a large double bed and wardrobes.

Each bedroom has its own en-suite bathroom, one of which features a shower and bathtub.

A large storage room for luggage, etc., is also available.

1 Toilette

## Equipment & Features



### Basic equipment

- Balcony
- Internet/Wifi
- TV
- Community dryer
- Towels
- Private parking space
- Iron & ironing board
- Terrace
- Music system/docking station
- Community washing machine
- Bedclothes
- Private toilet
- Vacuum cleaner
- Hairdryer



### First supply

- Toilet paper



### Kitchen

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

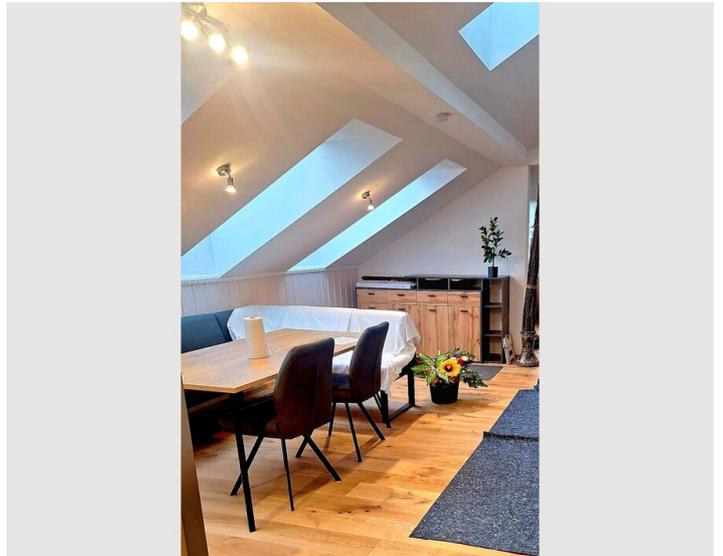
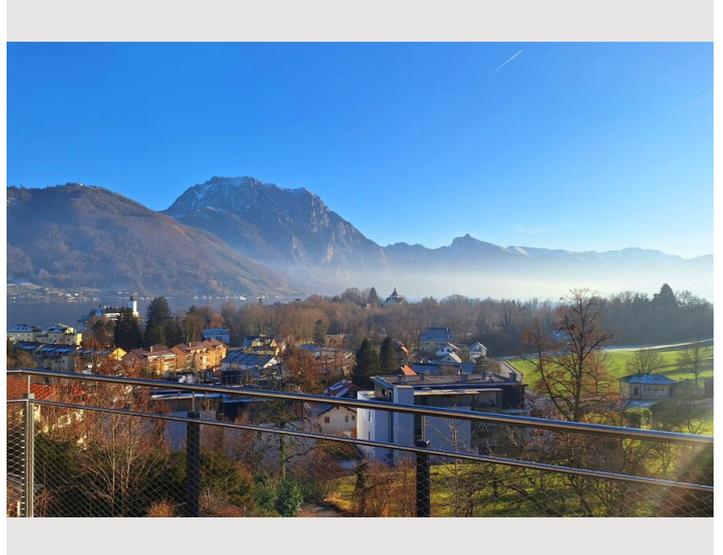
## Informations

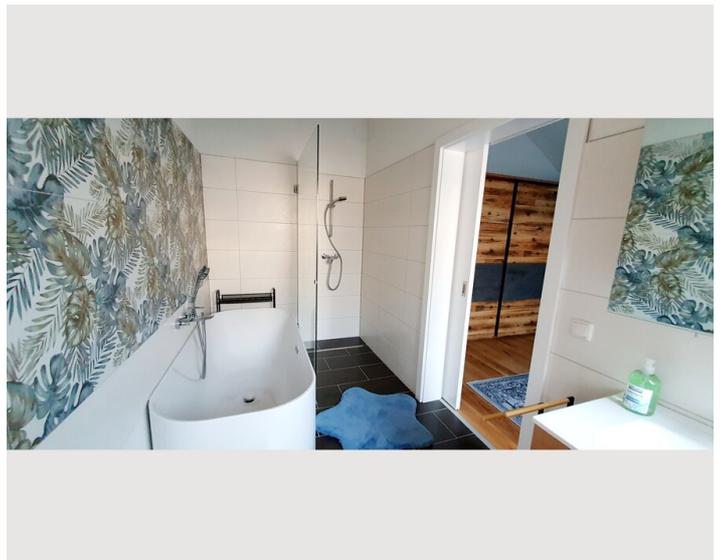
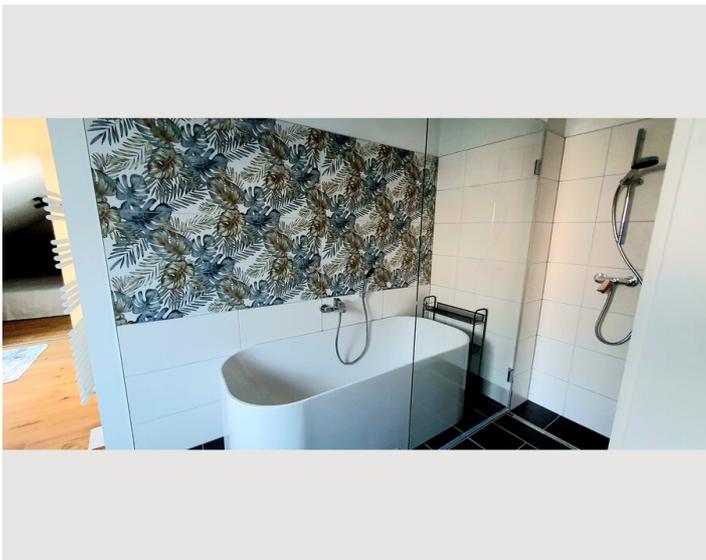
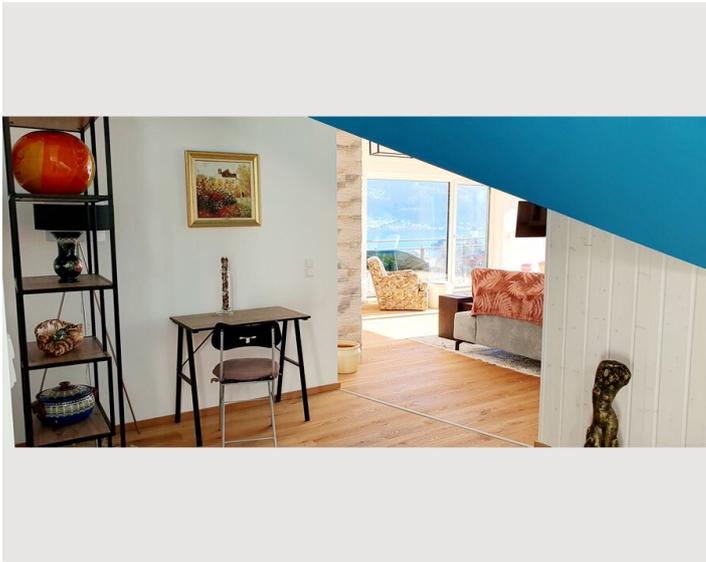
- Smoking not allowed
- Private entrance
- Regular cleaning at extra cost
- Desk/Workplace
- Pets on request

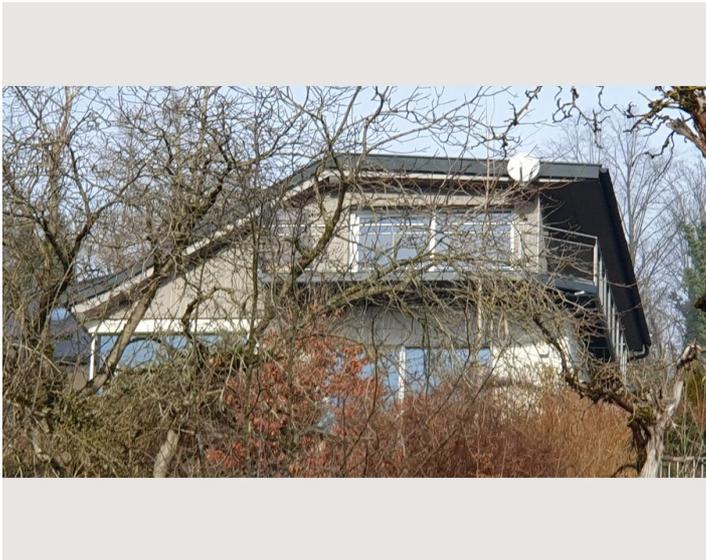
## Additional services

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

## Picture gallery







## Infrastructure

 5 min walk

 15 min walk

 Linz 60 km, Salzburg 80 km, Vienna and Munich 250 km

 Shopping mall 5 min drive

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The Villa is only 300 meters from the lakeside and a 15 minutes walk from the city center located.

As the villa is built in a park you can enjoy absolute peace, quietness and a breathtaking view of the lake surrounded by mountains.

Recreational activities are easily accessible in all four seasons.

Larger cities like Linz and Salzburg can be reached by train within an hour.

## Location

