



HOUSE, 5101 BERHGEIM








Salzburg Family & Business House

Object number: GQNR1

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Period	12/02/ - 12/03/2026
Number of persons	2
Total incl. VAT.	€ 3.791,72
Security deposit	€ 3.000,00

High-quality, fully furnished home for mid-term rental at the Plainberg near Salzburg. Accommodates up to 9 guests with 4 bedrooms featuring new box spring beds, a spacious living area, home office with high-speed Wi-Fi, and 2 bathrooms (bathtub & sh

 Living space 120m²	 1. floor
 Maximum occupancy 9 Persons	 Check-in 17:00 - 19:00 Clock
 Complete accommodation  3 Private bathrooms 4 Separated bedrooms 1 Living-Sleepingroom	 Check-out 06:00 - 10:00 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)

Bedroom 3



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



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

Bedroom 4



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



1x Double bed (2 m x 2 m)

Living & Sleeping



1x Sofa bed (1 person)

Descripton of accommodation

Salzburg Quality of Life at the City's Edge

Experience modern living in this fully refurbished family home in Bergheim, completely renovated three years ago. Across approx. 120 m², high-quality design, wellness features and a unique location combine nature and city life.

Features & Wellness

Sleeping: Four bedrooms with brand-new box spring beds ensure excellent sleeping comfort.

Sauna in the basement with adjacent shower. The house offers two bathrooms (one with bathtub, one with shower), an additional shower next to the sauna and three separate WCs.

Gourmet kitchen: Fully equipped kitchen with espresso fully automatic machine, SodaStream, dishwasher and a new air fryer.

Home office & technology: Separate office, high-speed Wi-Fi and flat-screen TV in the living area.

Extras: Fitness equipment, washing machine, children's toys and a fire bowl in the garden.

Outdoor & Lifestyle

Garden: Terrace with dining table, lounge area and kettle grill.

Dining within walking distance: Only 600 m to the 4★ Superior Hotel Genusssdorf Gmachl with day spa, restaurant "Franz" and in-house butcher. Bakery & Café Rösslhuber are just a 7-minute walk away.

Nature: Located at the foot of the Plainberg hill; the pilgrimage church Maria Plain can be reached by foot in approx. 20 minutes (1.4 km).

Location & Mobility

Close to the city: Only 4 km (air distance) from Salzburg's historic old town. With the two bicycles provided, the city center can be reached in just 10 minutes along the Salzach river.

Transport: S-Bahn station within a 9-minute walk. One parking space directly in front of the house; additional parking is available within a 3-minute walk.

Target group

Ideal for demanding project teams, expats or families seeking high-quality temporary living near Salzburg.

Equipment & Features



Basic equipment

- Terrace
- Internet/Wifi
- TV
- Bedclothes
- Private toilet
- Parking on the road without time limit without any cost
- Cleaning utensils
- Garden
- Music system/docking station
- Private washing machine
- Towels
- Private parking space
- Vacuum cleaner
- Hairdryer



Fireplace

- Charcoal grill



Wellness

- Sauna
- Fitness room



First supply

- Toilet paper
- Soap
- Fridge filling on request



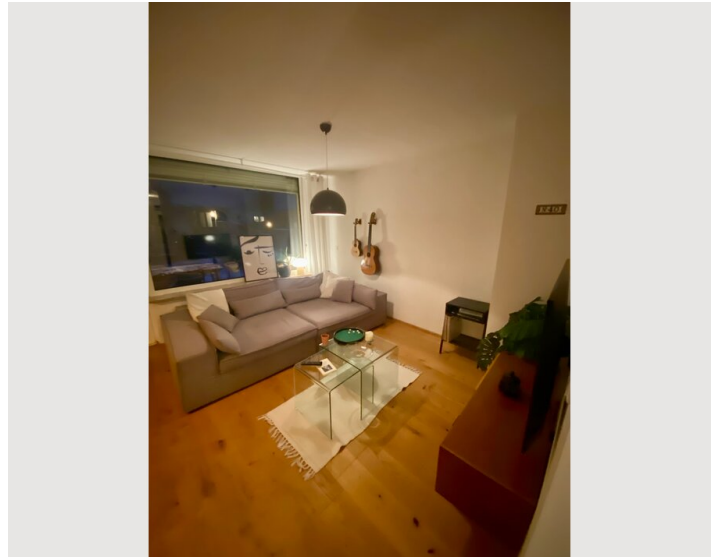
Kitchen

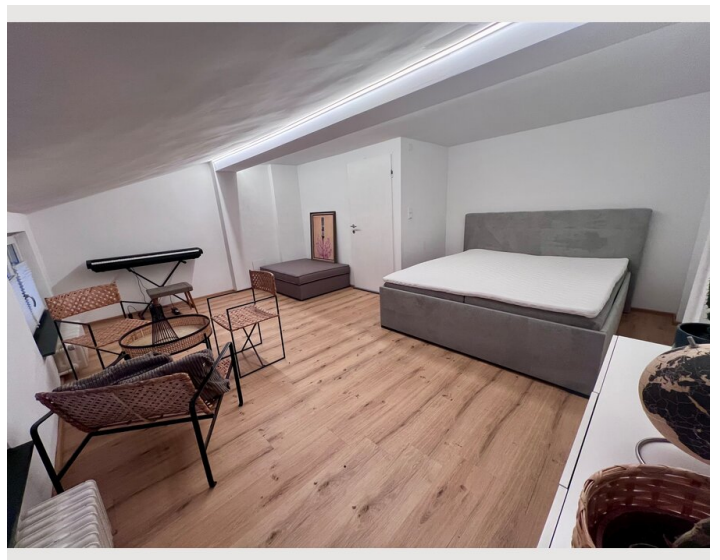
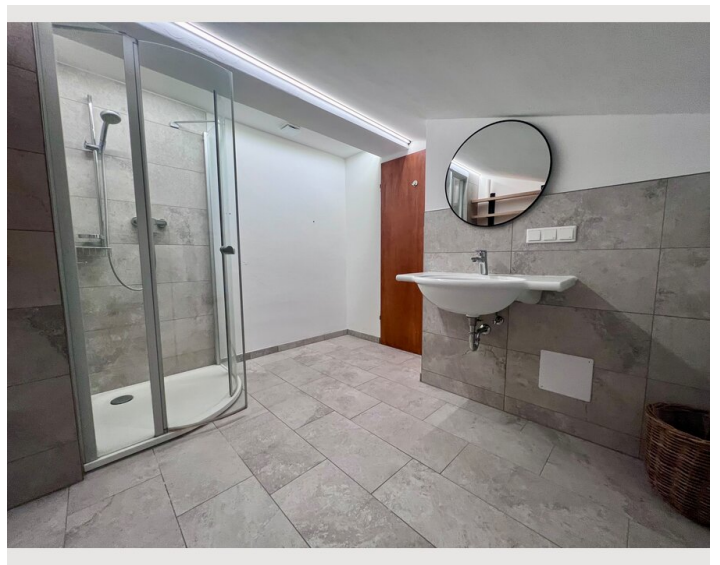
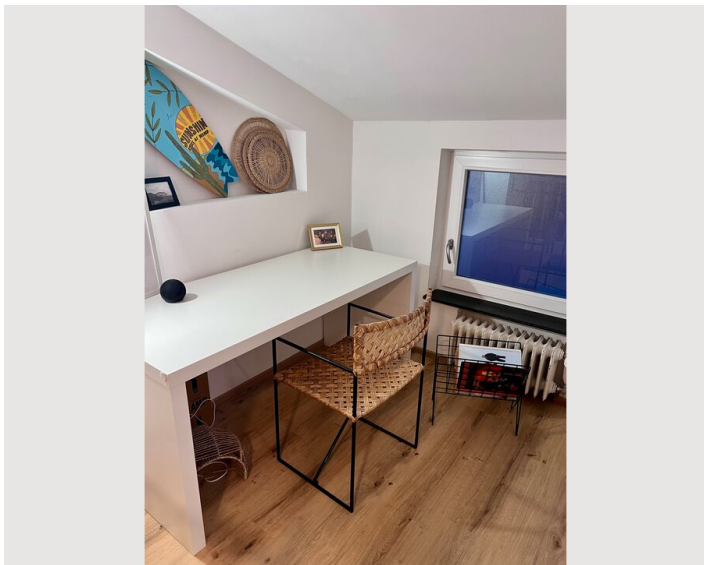
- Private kitchen
- Glasses/Tableware
- Espresso machine
- Dishwasher

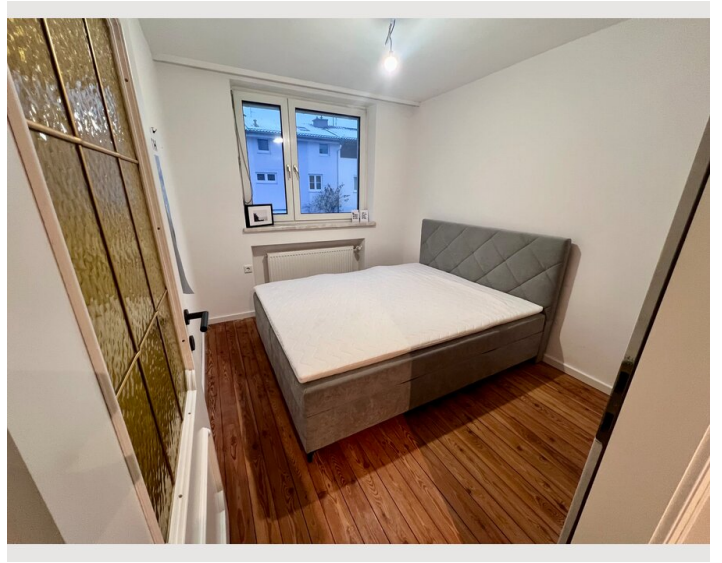
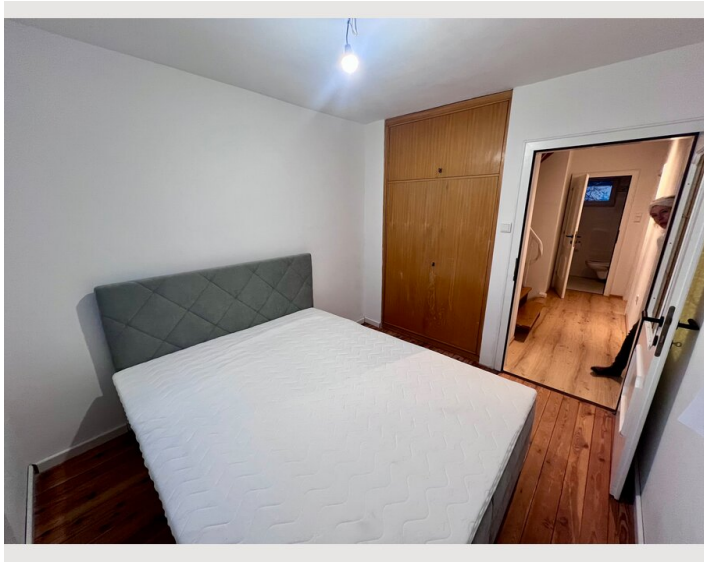
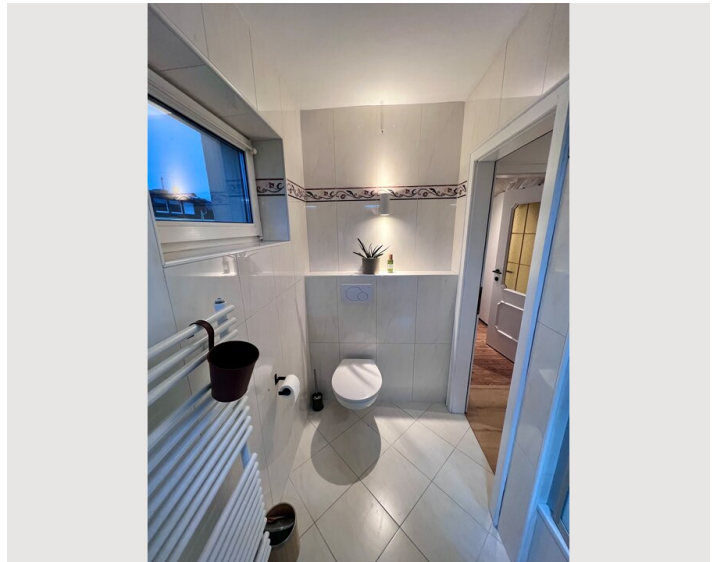
Informations

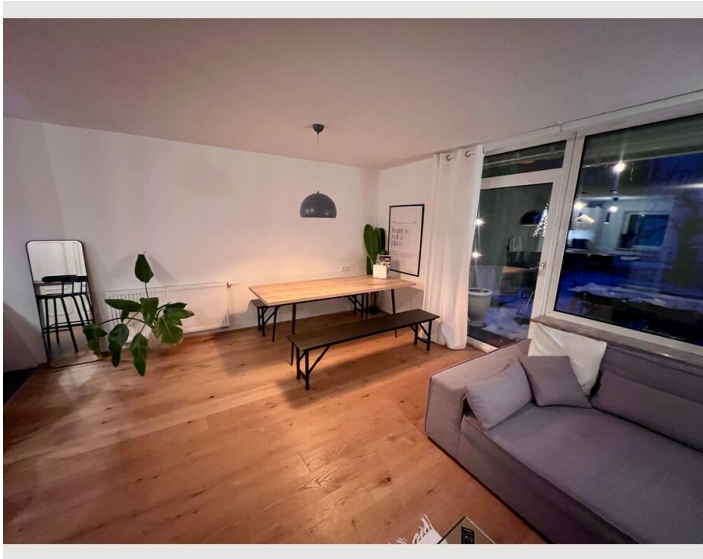
- Suitable for construction workers
- Suitable for children
- Smoking not allowed
- Desk/Workplace
- Private entrance
- Pets on request
- Regular cleaning at extra cost
- Bicycle room free of charge

Picture gallery









Infrastructure



800 Meter



4km linear distance, 10 min per Bike



600 Meter

Mobility: The S-Bahn station is just 900 m (approx. 9 minutes on foot) away. Parking is available directly at the house, with additional spaces just a 3-minute walk away.

City Access: Salzburg's historic old town is only 4 km away (as the crow flies). Using the two provided bicycles, you can reach the center in 10 minutes via a scenic path along the Salzach river.

Daily Essentials: The nearest supermarket is located approx. 1.3 km away. The traditional Bakery & Café Rösslhuber is a short 7-minute walk from the house.

Dining & Wellness: The 4*S Hotel Genussdorf Gmachi, featuring a Day Spa, the "Franz" restaurant, and an on-site butcher shop, is only 600 m away.

Leisure & Nature: Situated at the foot of the Plainberg hill, the house offers direct access to nature. The famous Maria Plain pilgrimage church is just 1.4 km away, reachable via a beautiful 20-minute walk.

Connectivity: Highspeed WiFi is provided, making it ideal for remote work.

Location

