



3 ROOM APARTMENT, 4720 KALLHAM

## Charming apartment with a lot of light

Object number: AIGE1

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This beautiful, bright old building apartment with old parquet floors is stylishly modern, fully furnished and equipped. Bright rooms and the special ambience ensure that you can really feel at home here.

<b>Period</b>	20/02/ - 20/03/2026
<b>Number of persons</b>	2
<b>Total incl. VAT.</b>	€ 1.676,42
<b>Security deposit</b>	€ 1.300,00



### Living space

95m<sup>2</sup>



### Maximum occupancy

4 Persons



### Complete accommodation <sup>?</sup>

1 Private bathroom 2 Separated bedrooms



### Ground floor



### Check-in

16:00 - 20:00 Clock



### Check-out

07:00 - 11:00 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)

## Descripton of accommodation

The apartment consists of a 31m<sup>2</sup> large, very friendly and bright living room with a large comfortable couch, TV and dining table; a newly fitted and fully equipped kitchen with dining area; a bathroom with bathtub and shower as well as the bedroom (very quiet!).

Due to the proximity to the train station, important cities such as Grieskirchen, Wels, Linz, Ried, Schärding or Passau can be reached very easily and conveniently by train.

## Equipment & Features



### Basic equipment

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



### First supply

- Toilet paper
- Soap
- shampoo
- Nespresso capsules



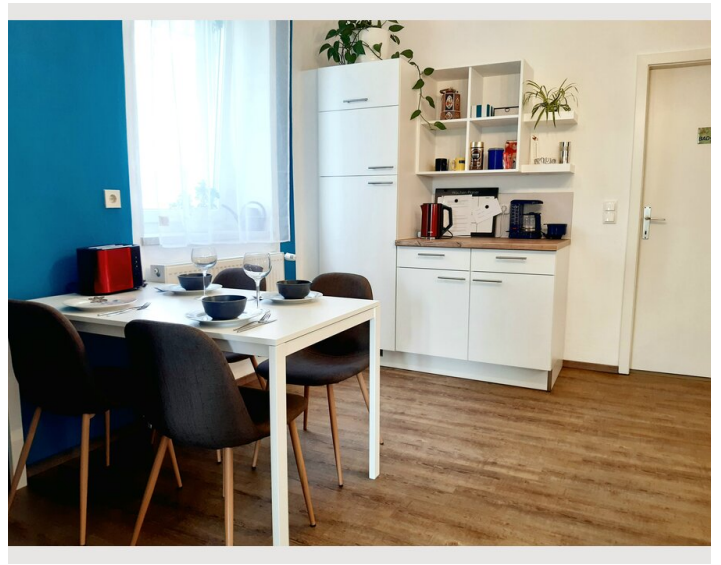
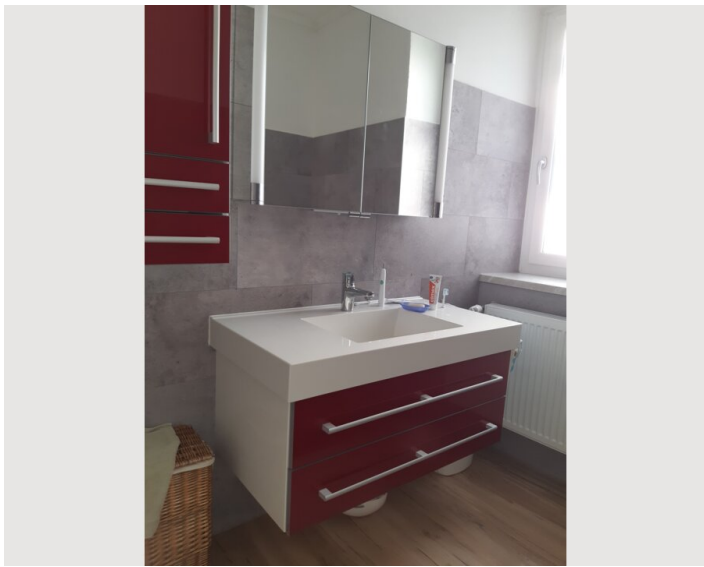
### Kitchen

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

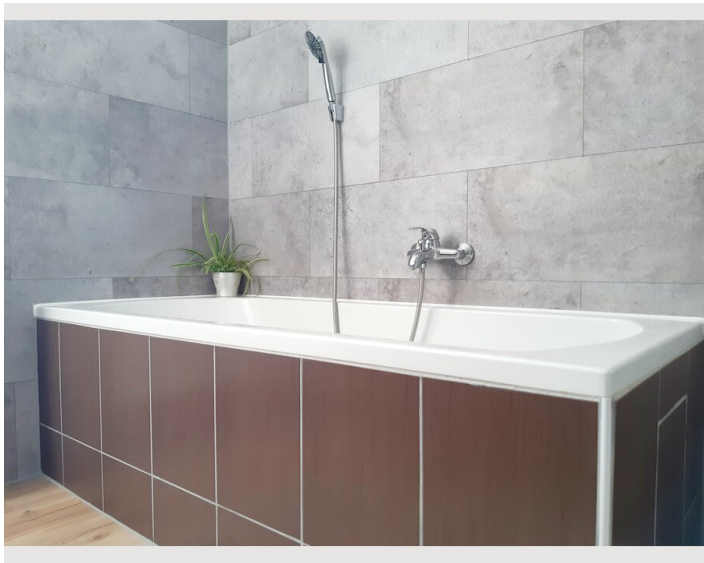
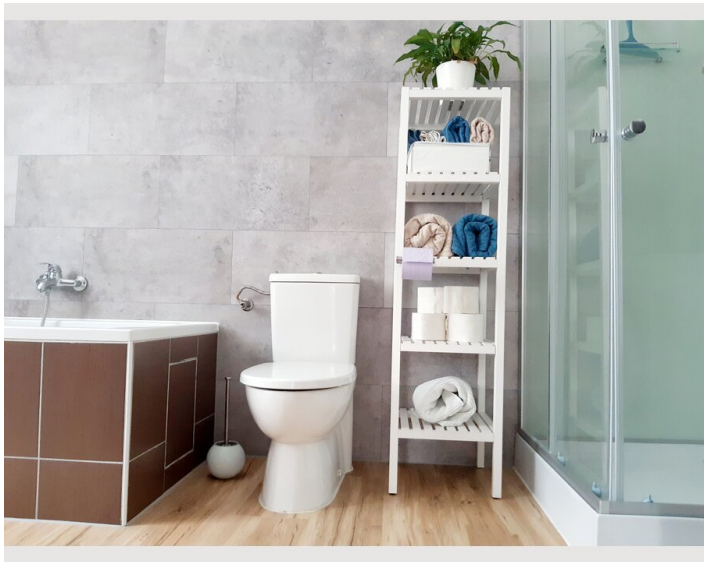
## Informations

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

## Picture gallery







## Infrastructure



Only three minutes on foot

The cycle path leads right past the house, so Kimpling is the ideal starting point for a bike tour through the green hill of the Hausruckviertel. The nearest supermarket is in Neumarkt, 5 kilometers away. There are also banks, restaurants, shops and a pharmacy. In the village of Pram, 3 km away, you can shop in a Unimarkt sales box.

## Location

