






This attractive apartment, with a wonderful mountain view is on the second floor of a well maintained apartment house. It is close to the centre of the village with easy access to restaurants, bars shops and banks.

Flachau is part of the Ski Amadé ski region which is one of the largest ski regions in Austria with 860 kilometres of ski piste and 278 ski lifts. There are wonderful opportunities for skiing, cross country and ski touring. In summer the area is popular for walking and cycling. Flachau is approximately 75 kilometres from Salzburg and the airport and is easily reached by a direct motorway link, in under 1 hour by car.

The apartment is about 87 sq m and comprises hall, living and dining room with feature bay and fitted wooden dining furniture, fitted kitchen, 3 double bedrooms, bathroom, separate wc and storeroom. There is a traditional Kachelofen (wood burning stove) in the living room which has a cooking facility and a second one in the hall. The apartment is also heated with night storage heating. The apartment is fitted to a high standard throughout with light wood flooring. From the living room there is access to a balcony with open mountain views across to the world cup ski piste.

In addition there is a private garage, 2 parking spaces and a lockable cellar storage area.

-  Wonderful view
-  2 Kachelofens
-  Balcony
-  Garage and 2 parking spaces
-  High quality fittings

Living area: about 87 sq m

Purchase price: 295,000 euros

The vendor of this property has not yet provided an Energy Report, as required under the regulations which became effective on 01.01.09. In the absence of this, these details are presented under the presumption that the overall energy efficiency of the property is in line with reasonably expected levels given the age and style of the property. Delta Immobilien make no claim or guarantee as to the energy efficiency of the property.

All details provided are correct to the best of our knowledge. No responsibility is taken for the accuracy of the information. The charges for purchasing this property include estate agents commission of 3% of the purchase price (plus VAT of 20%). These charges are not included in the purchase price of the property as shown on the property details. All purchasers will be advised, in writing, of the extra costs for purchasing the property. All sales are carried out under the jurisdiction of Bad Ischl, Austria.





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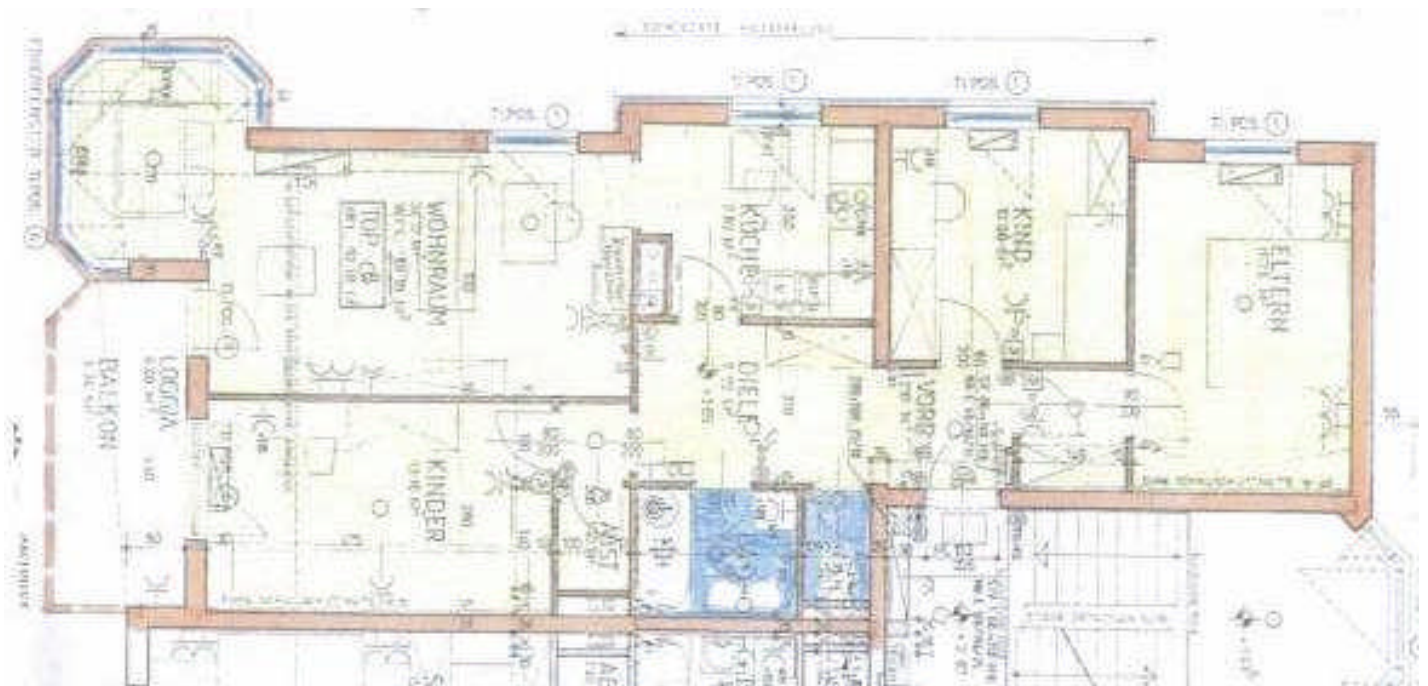
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