







Traditional Bad Ischl villa with high ceilings, thick stone walls and a typical wooden balcony. Set in a quiet residential location, it is only a short walk, along the river footpath to the town.

The property is a mix of apartment and guest room accommodation. The present owners live in a ground floor apartment and the 1<sup>st</sup> and 2<sup>nd</sup> floors are rented out to students from the local Tourism college (September to June) and to professional musicians who work in Bad Ischl in the summer months. The house could continue to be used in this way, or used as holiday accommodation or as a large family home. The property would benefit from renovation.

The rooms on the first floor have a washbasin. The shower facilities and toilets are in the hallway. There is a cellar under the house.

-  Built in 1890
-  Heating: Oil stove and electric radiators
-  Partly in need of renovation
-  New windows
-  Gas connection available nearby
-  Carport und 2 parking places

**Plot: about 535 sq m**

**Purchase price: € 240.000.-**



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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