

This well-kept apartment house is in the centre of the village Hüttau-Niedernfritz. Hüttau is a small, centrally located, historical village right in the middle of the densely wooded area in the Salzburger Fritztal. The village can be easily reached with the car or the train.

In summer it is an ideal starting point for hiking, biking and motor biking tours, trips to lakes and a range of outdoor activities. It is a good starting point for trips to Salzburg, the lakes of the Salzkammergut and the ice caves at Dachstein Eisriesenwelten.

In winter the Salzburger ski areas of Sportwelt Amadé and Flachau are a short drive away.

The property comprises: Ground floor with well equipped restaurant and bar, kitchen and toilets. The small guest garden at the front of the property is in a good location to attract passing trade.

The first floor comprises 4 comfortable apartments each with a hall, living room, up to 3 bedrooms, kitchenette, toilet/shower, balcony and satellite TV.

The loft consists of an owner's flat comprising 5 rooms (one with shower), bathroom and store room. This area is in need of refurbishment.

The property has a cellar with the sauna, solarium and several storage rooms.

**Purchase price: € 310,000.- plus VAT**



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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