

Ideal for those seeking a traditional property in an Austrian ski area. This lovely, cosy house is in the Dachstein West ski region, just 800 m from the main skilift in Annaberg. It is also a short skibus ride from the lifts at Astauwinkel. It is possible to access the whole of the Dachstein West ski area from these lifts. In summer Annaberg and the surrounding area, offers a huge range of outdoor pursuits including walking and cycling. It is also well located for exploring Salzburgerland and the lakes of the Salzkammergut. Annaberg is 80km from Salzburg and the airport.

This property would make an excellent family home or holiday rental property. The current owners successfully rent the property both winter and summer. The house is close to the centre of Annaberg, which has a small number of shops, restaurants and bars. Next to the house is a traditional restaurant which is perfect for holiday guests looking for an evening away from cooking!

The property comprises:

**Ground Floor:** Hall, living room, bedroom, fitted kitchen, bathroom and storeroom.

**1st floor:** Small kitchen, 2 bedrooms with en-suite shower rooms, 4th bedroom:

Small cellar with storage area. The house is set in a private garden with off-road parking.

**Size: ca. 120 m<sup>2</sup>**

**Price: 220,000 Euros**

**Plot: ca. 455 m<sup>2</sup>**



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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**DELTA IMMOBILIEN GmbH**



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