

Bad Ischl - a charming small town and the cultural centre of the Salzkammergut. A health resort with tradition and timeless elegance.

The property is located next to the excellent Salzkammergut Golf Course, on the edge of Bad Ischl and only a short drive from Lake Wolfgang.

The property comprises:

Ground Floor: Hall, living/ bedroom, bathroom stairs to 1st floor

First Floor: Open plan living room with modern fitted kitchen, bathroom and bedroom. Spiral staircase to Gallery room.

Garage and parking space for 1 car.

- ▲ Year of construction: 1999
- ▲ Heating: oil-central
- ▲ Wood burning stove oven in the dining-/living room
- ▲ Terrace available – in need of renovation
- ▲ Garage available + parking space for 1 car
- ▲ Fittings included in the price

Size: ca. 125 sq m

Purchase price: € 289,000

Land area: ca. 160 sq m



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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DELTA IMMOBILIEN GmbH



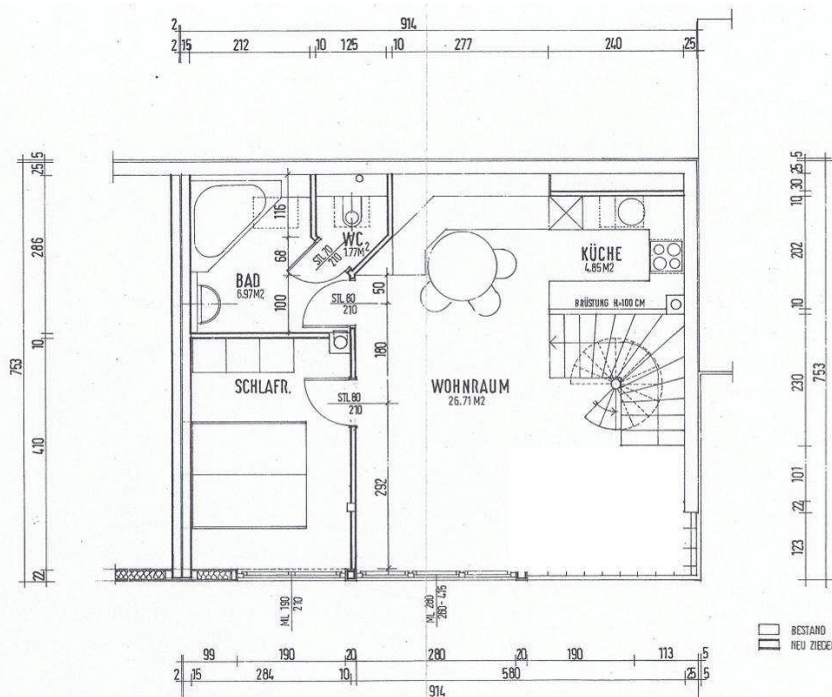
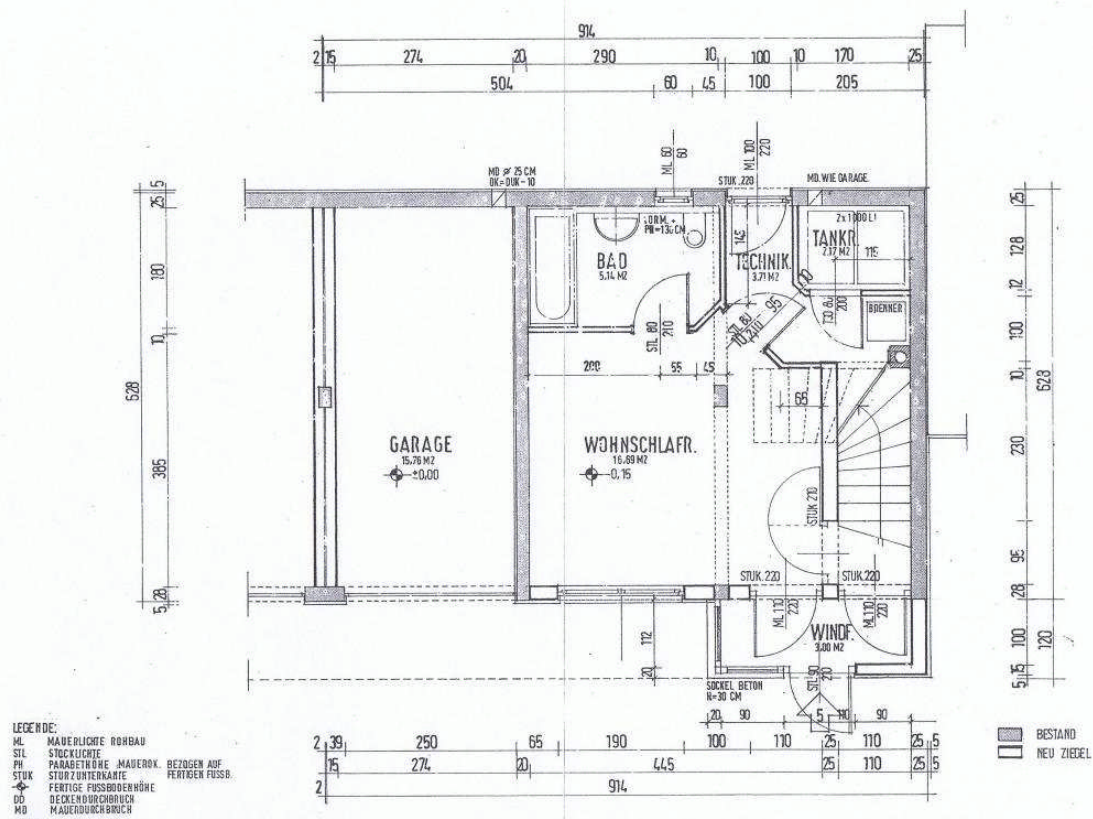
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