



Countryhouse, Bruck an der Großglocknerstraße, Salzburg, Austria

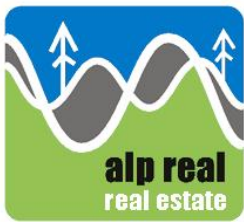
€ 595.000

**very sunny - completely renovated in 2009 - divided into
2 app - close to Kaprun and Zell am See - with sauna**

This recently renovated country house in Bruck an der Großglocknerstrasse is now for sale. This austrian villaga is located at the outside of the national parc High Tauern and is the very beginning of the famous Großglockner Hochalpstasse tour. This tour takes you from Bruck though Fusch, over the high Tauern Mountains, passing the ever lasting snow to the pilgrimage Heiligenblut, at the south side of the Alps. Bruck an der Grossglocknerstrasse is only 5km from the skiing areas of Zell am See and Kaprun. You can get there within a few minutes by car or by free skibus. In Kaprun, it is possible to ski year round due to the glacier skiing area Kitzsteinhorn. There is a lighted toboggan slope in Bruck. Furthermore there are several cross country skiing tracks and walking routes to enjoy the austrian landscape. In summer, Bruck is well known for mountain biking. The famous Tauern cycle path passes the town and there are 9 different moutainbike routes. There is an open air swimming pool with slide and there is a small zoo with large playground which guarantee a nice day out. There is a restaurant and there are some small shops in town. There is also a supermarket. As Bruck has its own train station it is easy accessible by public transport. The closest airport is in Salzburg, at 90km from the house.

The house was built around 1980 and was completely renovated in 2009. Its condition is therefore excellent. The house is divided into 2 apartments at the moment but can be brought back to a house with more bedrooms easily. The use of light wood provides the real austrian atmosphere, so does the sloping roof with wooden beams in the living room of the apartment at the upper floor. The austrian stove also looks great and provides a nice and healthy radiant heat. The balcony is very large and invites you to enjoy the sun and the view at the surrounding mountains. The house is facing south and is very sunny. There is a double garage and 2 to 3 parking lots. The house is for sale excluding furniture, for 15,000euros the entire furniture can be bought.

Layout: lower floor: apartment with 2 bedrooms (of which 1 has direct access to the terrace), large living kitchen with access to the terrace, toilet, bathroom



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with sauna, 2 storage rooms, heating room (oil tank and installation), access to the garage. Ground floor: entrance, bedroom, bathroom with toilet, kitchen with dining area, living room with access to the balcony.

number of bedrooms: 3

plot size (sqm): 700

kind of object: house and villa

living surface: 200

garden - terrace - balcony: garden, terrace and balcony

extra: double garage

location: very sunny

city: Bruck an der Grossglocknerstraße

number of bathrooms: 2

province: Salzburgerland

country: Austria

region: Pinzgau

number of rooms: 6

price type: asking price

provision: 3% ex VAT

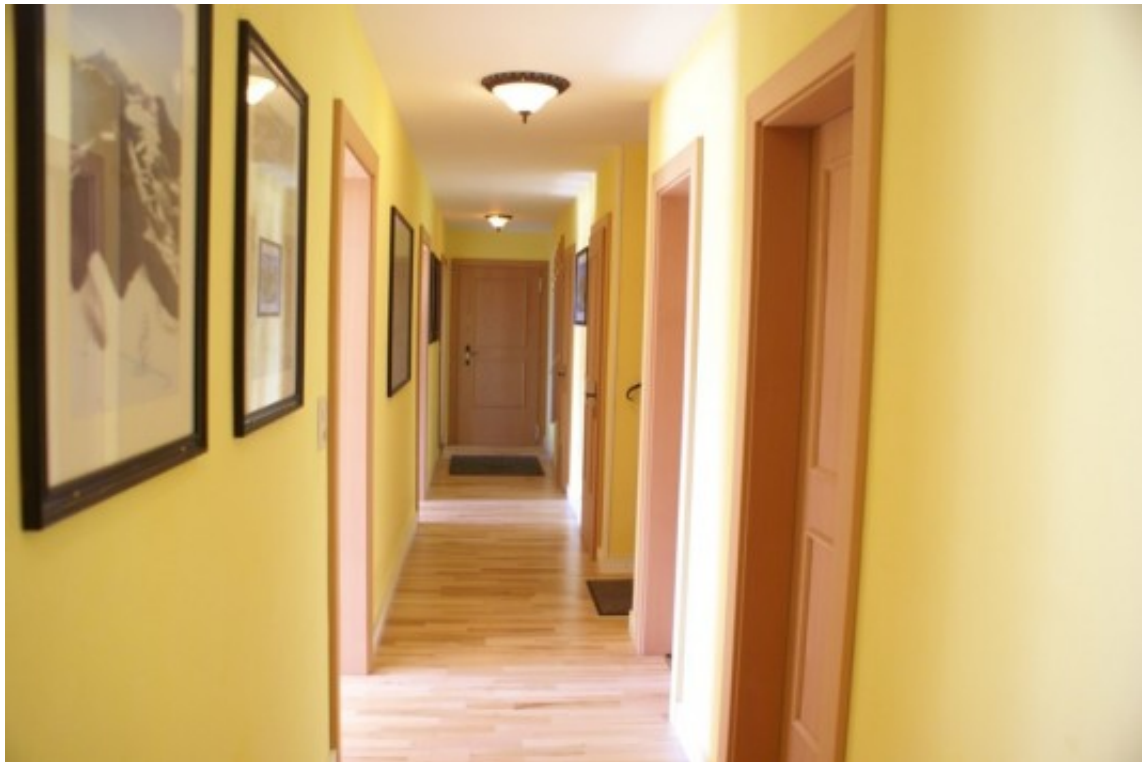




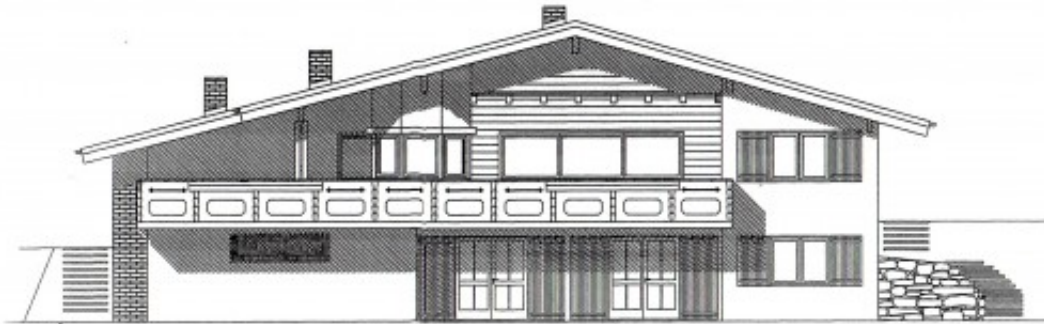












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