

EUROBURO LTD

**An English registered company with representation in Austria.
Property for sale in Austria, Slovenia, Slovakia, Croatia, Germany & Hungary
Contact : euroburo@alpinepost.com**

**Flachau
408/00179**

Three Bedroom Apartment with views of the Piste



Apartment – 2nd floor (approximately 100m²) in excellent condition throughout offering the following accommodation:

Entrance hall – 2.1m x 7.90m

Cloak area

Kachelofen

Wooden ceiling

Door entry phone

Store room – 1.4m x 0.95m

3 double bedrooms – each offering breathtaking views of the mountains:

Bedroom 1 – 2.9m x 4.4m

Wooden floor and ceiling. Storage heater.

Bedroom 2 – 3.1m x 3.15m

Glazed door. Laminate flooring. Wooden ceiling. Storage heater.

Bedroom 3 – 4.8m x 2.8m

Wooden ceiling. Laminate flooring. Electric heater.

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Bathroom – 1.6m x 2.15m

Wash handbasin with fitted storage units. Bath with shower over and water boiler. Wooden ceiling. Tiled floor and walls. Fitting for washing machine.

WC – 0.82m x 1.5m

Tiled floors and walls. Extractor fan.

Kitchen – 2.6m x 3.2m

Fully fitted with wall and floor units. Part ceramic tiled walls and floor. Wooden ceiling, dishwasher, ceramic hob, oven, fridge/freezer, stainless steel sink unit. Water heater

Lounge – 3.1m x 5.6m & /Dining area – 2.4m x 2.8m

Dining area with wooden floor and offering fantastic views over the World Cup ski piste.

Lounge – fitted with traditional Kachelofen (includes hotplate and oven facility).

Traditional corner seating area. Wooden ceiling and vinyl flooring.

Door to balcony

Balcony – 2.1m x 4.7m

Breathtaking views over the piste and surrounding mountains.

Garage

2 parking spaces

Ski store

Pram store

Cycle store

Washroom

Drying rooms x 2

Ski store

Own storage space

Garden with play area (shared)

Local Information

Flachau is one of the largest ski resorts in Austria with 350km of piste and is part of the Alpine Skiing World Cup Circuit. Flachau offers immaculate ski runs, modern snow making facilities to ensure immaculately prepared piste. Floodlit skiing and superb apres ski. Excellent restaurants. Flachau is also part of the Ski Amade region of Austria which is the largest ski area in

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Europe. The Ski Amade is a network made up of 28 ski areas and towns with a total of 860km of downhill slopes and 278 modern ski lifts all covered by one ski pass. The highest ski lift in the region is at the Dachstein Glacier at 2,700m. There are over 700 km of marked cross country nordic skiing tracks.

Price 365,000 euros



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