

EUROBURO LTD

An English registered company.

Property for sale in Austria, Germany, Slovenia & Hungary

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St Johann im Pongau

LHSTJ

Luxury chalet in Central Location



This luxury Chalet was built in 2004. It is on a plot size of 890 m², in a top location with stunning views. The chalet itself is 190 m² (layout plans are available). The property includes a relaxation area with indoor swimming pool (3.5 m x 7.5 m), sauna, solarium, fitness room and Kellerstüberl (small bar)

From the main entrance is a generous cloakroom area with built - in cupboards – The ground floor comprises kitchen with dining area and a 34.6 m² living room (with air-conditioning and chimney stove) guest wc and guest room. From the living room there is access to a covered terrace and the south facing garden. In the garden is a heated aviary and a barbeque area.

**All details provided are correct to the best of our knowledge.
No responsibility is taken for the accuracy of the information**

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On the first floor there is the master bed room with en- suite bathroom, dressing-room and 2 further bedrooms (with air-conditioning) plus additional bath and toilet.

The heating system is a cost efficient pellet system, providing under floor heating throughout the property.

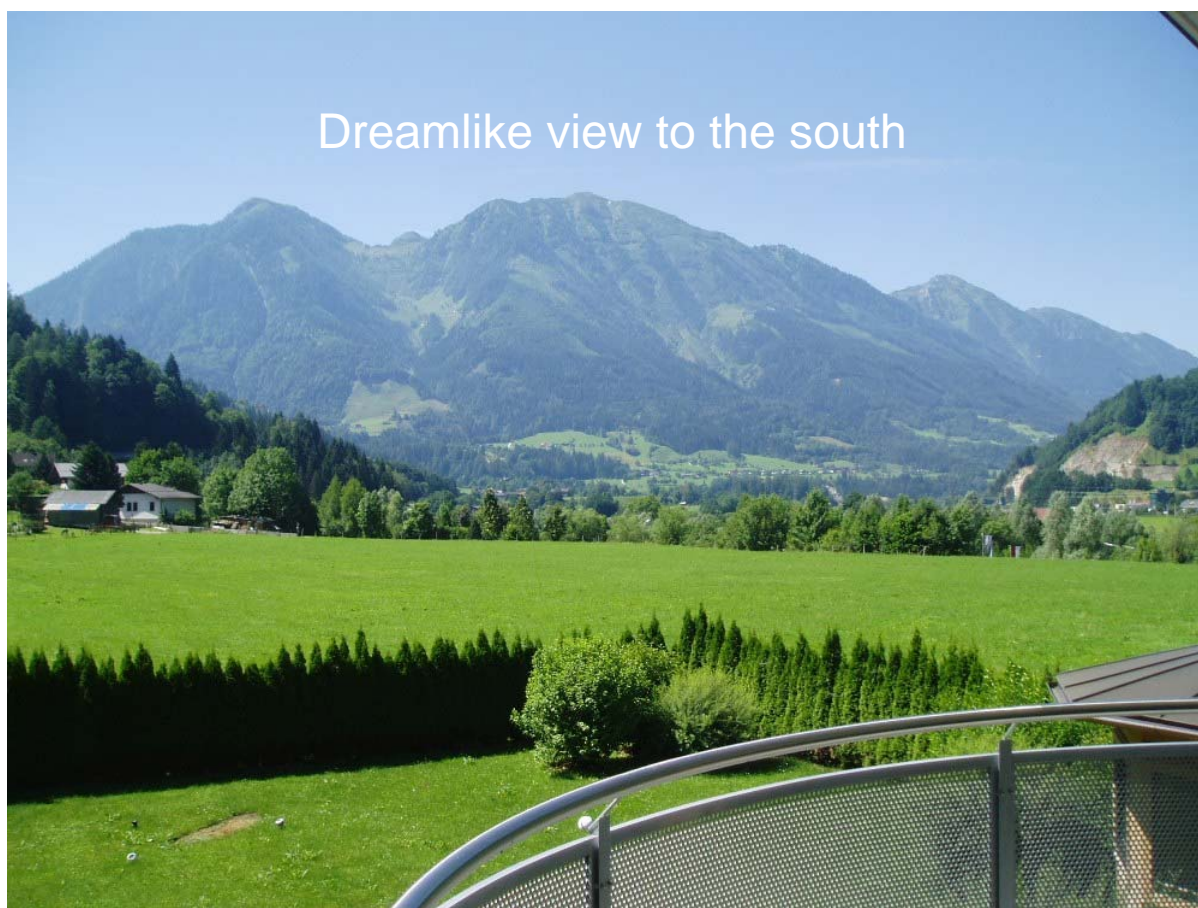
There is a double garage plus 2 further parking spaces.

Attractive extras are:

- Central vacuuming system
- Electric shutters plus internal Venetian blinds
- Air-conditioning for the living room and the upper floor
- Videoprotection and burglary protection for the whole property
- Number code control for main entrance, garden gate and garage

The enclosed images should provide a good impression of the high-quality of this property.

Purchase price: Euro 885.000,--
Negotiable, partially furnished;











Guest toilet



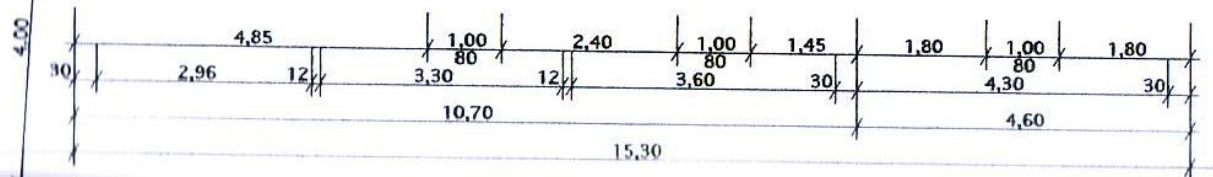
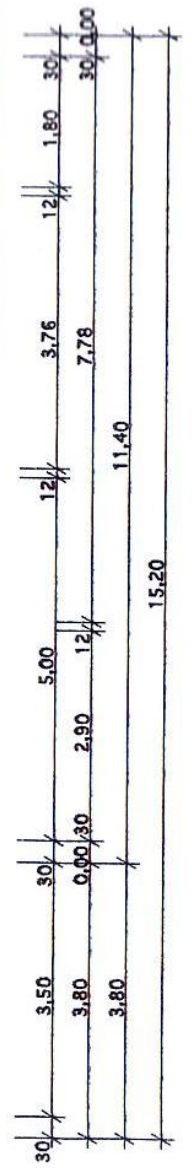
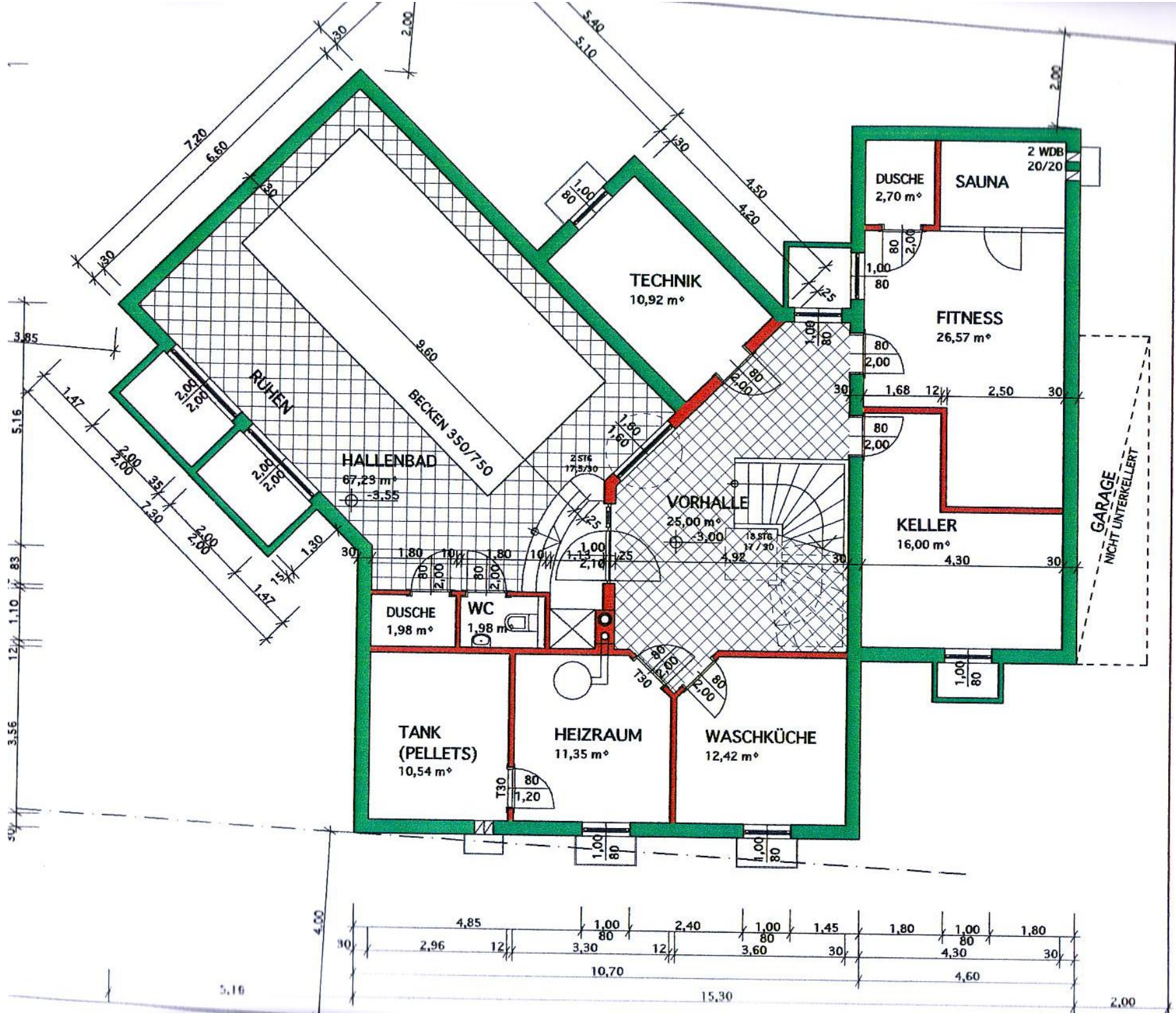


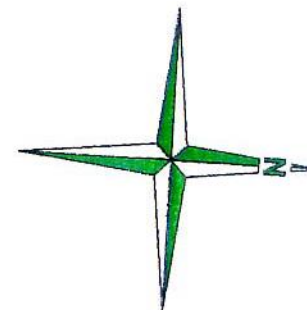
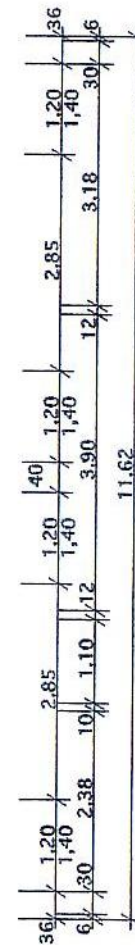
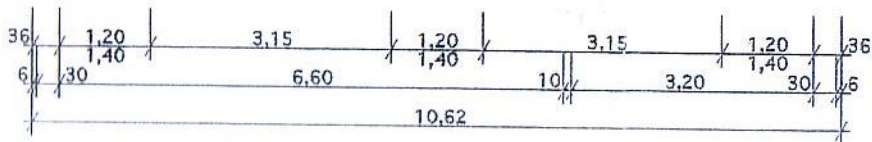
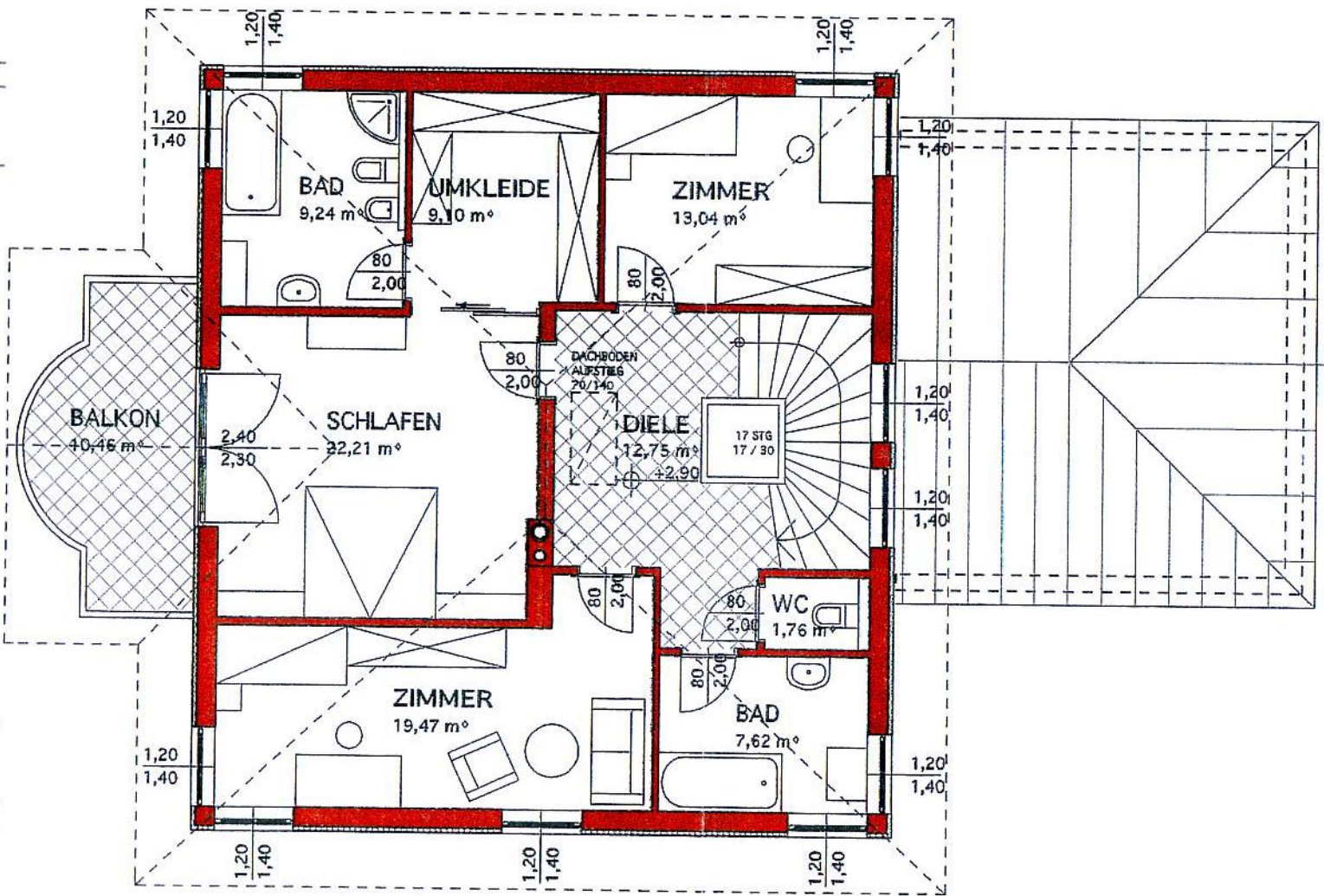
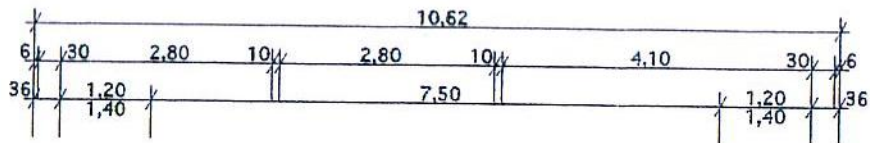
Saunastüberl



Sauna for 4 – 6 people







LEGENDE:

- STAHLBETON
- MAUERWERK
- HOLZ