



Eisentratten, Eisentratten Kärnten 9861 Austria

€239,000

Chalet house and Separate Guest House close to Ski Areas and historic Gmünd

Set in a valley location a stones throw from the medieval town of Gmünd, across the road from a rocky mountain river and a viaduct. This house with a traditional carved balcony and annexe are set in a nice garden, with a long sloped drive to park plenty of cars.

The house opens into a tiled and wood panelled front porch with ample room for coats, boots, skis or even bikes. The main hall beyond has a tiled floor and wood burner to provide a warm welcome to the house. There are stairs up to the bedrooms and doors to the shower room/wc, kitchen and lounge.

The kitchen and lounge are in an L shape, open plan with laminate floors and another wood burner. The kitchen has well appointed fitted units, plenty of space for a table and separate larder off to one side. There's also an old fashioned wood burning oven in the corner.

Upstairs the carpeted landing is spacious enough for a landing bedroom and also has a carpeted hallway to the balcony door. The two bedrooms, one quite large have laminated floors and are well decorated. There is a hatch to the attic storage space. There is also a multi roomed cellar beneath the house accessed from the outside.

Across the garden is a smaller converted house whose door opens into a small porch with access to a shower room/wc. A kitchen/diner has been well fitted and contains a traditional style woodburner for heating. There's also an electric radiator installed. Laminate flooring follows through to the main bedroom making a cozy separate accommodation from the main house. To rear of this building and up a flight of stairs are two further bedrooms.

The nearest Gasthof/ restaurant is approximately a 10 minute walk.

The Katschberg ski area is located approximately a 20 minutes drive to the North.

There are numerous opportunities for summer activities including hiking and biking in the local area.

Property Features

- Single Family Home
- 5 bed
- 2 bath
- Land is 520 m²
- Floor Area is 170 m²
- 2 Toilet
- 5 Open Parking Spaces
- Balcony
- Shed
- 170 m² Floor Area
- Both houses are furnished
- Close to historic town of Gmünd
- Separate Guest house



Map data ©2021



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