

# EUROBURO LTD

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

## House and Horse Stables

HS1655/215

Location: Annaberg in Lammertal - Salzburgerland

Near to Dachstein – West Ski Region



Fantastic location in the heart of wonderful countryside, with views of the Bischofsmütze mountain.

- ca. 23.169 m<sup>2</sup> of land of which 1.000 m<sup>2</sup> is designated building land
- excellent horse stables and facilities
- Old farm house and double garage.
- Old farmhouse : ca. 162 m<sup>2</sup>; Built in 1900 . Cellar under part of the house.

Extended in 2005 to add 30 sq m. fully renovated in 2005-06

- Partially completed new house. ca 138 sq m
- Stables building 8 horse boxes, saddle and wash room. Heuboden. Futtermittellager über die hinter dem Stall befindliche Auffahrt erreichbar.
- Stable yard ca. 320 sqm
- Outside wash area
- Exercise area – with drainage ca. 15 x 30 m

Price: 490,000 euros

House: 162 sq m

Plot: 23,169 sq m

Condition: Good

**Heating** Electric

**Rooms** 6      **Garage** Yes

**Bathrooms** 1

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No. of floors 2



View over the property



Main house



View of Yard



Space for new house



View from property

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Exercise area



view of stables



Stable buildings



Winter dream