



EXCLUSIVE PROPERTY BROCHURE

Renovated country house in the middle of the Zillertal mountains

PURCHASE PRICE

€2,300 / month

€390 additional costs (heating/hot water incl.) · Deposit €6,900

FREITAG® IMMOBILIEN GMBH · MÜNCHEN & STARNBERG

At a glance

110 m² · 3.5 rooms · 3 bathrooms · 2 balconies · terrace · 3 parking spaces · 6290 Mayrhofen

PROPERTY TYPE

Country house · detached

PLOT

378 m²

YEAR BUILT

1969 · renovated 2022

DEMAND

195.2 kWh/(m²·a) · Class C

LIVING AREA

110 m²

ROOMS

3.5 · 2 bedrooms · 3 bathrooms

ENERGY SOURCE

Oil heating

LOCATION

6290 Mayrhofen · Zillertal

Renovated, furnished, ready to move in.

For rent is a beautifully situated country house in the middle of the Zillertal mountains, surrounded by one of Austria's top ski areas. The completely renovated and furnished house offers a large, open kitchen in the living room with modern appliances and extensive equipment.

It features three bathrooms with toilets, showers, and a luxurious corner bathtub. Three bedrooms, including two large and one small, offer ample space for family and guests. A cozy wood stove in the living room provides comfortable warmth, while two large balconies and a terrace offer direct access to the garden.

The property is suitable for both commercial use — such as high-quality holiday accommodation in the highly sought-after tourist destination of Zillertal — as well as for private rental as a primary or secondary residence in one of Austria's most beautiful mountain regions.

Selected impressions



PROPERTY PORTRAIT

Alpine flair, upscale standard.

Renovated in 2022, modern kitchen, three bathrooms, wood stove, balconies and garden — a house that is equally suitable as a secondary residence, primary residence or holiday rental.

Mayrhofen — Mountains, Slopes & Wellness.

The property is located in Mayrhofen in the Zillertal, an exclusive ski resort that has a lot to offer. Mayrhofen is known for its first-class slopes and numerous wellness options, which promise rest and relaxation all year round.

From the property, you can reach the train station in a few steps — fast connection included. The center of Mayrhofen is only three minutes away and invites you to stroll with its charming cafes and restaurants. Whether by train or via the expressway: the location is ideal for a comfortable journey. The region offers numerous leisure opportunities not only in winter, but also in summer.

Request exposé or secure an appointment.

Including floor plans, energy certificate details and all technical data sheets.

Choose your preferred date — Gerhard Hahn confirms personally within 24 hours.

Information & notices

This brochure is not a contractual offer. Errors, changes and prior sale reserved.

PROVIDER & CLIENT

FREITAG® Immobilien GmbH, represented by Managing Director Gerhard Hahn. Permission according to § 34c GewO granted by the City of Munich. Marketing is based on a written brokerage agreement with the owner.

COMMISSION (RENTAL AGREEMENT)

For private residential rental, brokerage is commission-free for the tenant in accordance with the ordering-party principle (§ 2 Para. 1a WoVermRG). For commercial rental, including holiday letting or other business use, the brokerage commission is 2 net cold rents plus statutory VAT.

ENERGY CERTIFICATE (§§ 80 FF. GEG)

Demand certificate, year built 1969, final energy demand 195.2 kWh/(m²·a), main energy source oil, oil heating, hot water included in demand. Energy efficiency class C. The original energy certificate will be presented during the viewing and is included in the complete exposé.

RENT & ADDITIONAL COSTS

Basic rent €2,300, additional costs €390 (heating and hot water are included), total rent €2,690. Deposit €6,900. Available by arrangement.

RIGHT OF WITHDRAWAL & CONSUMER INFORMATION

Consumers within the meaning of § 13 BGB have a statutory right of withdrawal in accordance with §§ 312g, 355 BGB for contracts concluded outside of business premises and for distance contracts. You will receive detailed instructions on withdrawal before concluding the contract.

MONEY LAUNDERING ACT (GWG)

As an obligated party under § 2 Para. 1 No. 14 GwG, we are legally obliged to determine the identity of the contracting party and, if applicable, the beneficial owner before concluding a brokerage contract (presentation of an official photo ID).

DATA PROTECTION

The processing of your personal data is based on Art. 6 Para. 1 lit. b and f GDPR for the initiation and execution of the brokerage contract. Details and your rights (information, correction, deletion, objection) can be found in our Privacy Policy.

LIABILITY & ACCURACY OF INFORMATION

All information in this exposé is based on information from the owner and documents available to us. They have been carefully researched, but without guarantee for accuracy, completeness, and timeliness. Only the signed rental agreement is decisive. Subject to prior rental.

YOUR PERSONAL CONTACT

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