

# Beautiful Garden Villa

## Terraces & Excellent Location - All Utilities Included



Welcome to this beautifully renovated and fully furnished villa, offering a unique combination of comfort, space, and an exceptional location.

### **The property features 7 individual rooms, including:**

- \* 3 rooms with private balconies
- \* 2 rooms with terraces

In addition to the private rooms, residents enjoy approximately 150 m<sup>2</sup> of shared living space, including a spacious living room, fully equipped kitchen, dining area, and other common facilities.

**Spacious Garden & Outdoor Living:** One of the villa's highlights is the stunning 2000 m<sup>2</sup> garden with mature trees. Residents can relax outdoors under the charming pergola with its open fireplace, creating a perfect atmosphere for social gatherings and leisure time.

The garden is accessible to all residents.

### **Additional amenities include:**

- \* Private parking spaces
- \* Laundry room
- \* Approximately 150 m<sup>2</sup> of additional basement and storage areas

### **Rental Rates:**

Room prices range from EUR 550 to EUR 695 per month, including:

- ✓ Utilities (operating costs)
- ✓ High-speed Wi-Fi
- ✓ Access to all common areas and facilities

**Excellent Location:**

The villa is ideally situated in one of Dornbirn's most desirable residential areas.

All daily necessities can be reached within walking distance, including:

- \* Supermarkets
- \* Bakery
- \* Pharmacy
- \* Banks
- \* Shops and services

The Dornbirn Main Railway Station is only a 7-minute walk away, while the city center can also be reached within a few minutes on foot.

A city bus stop is conveniently located directly in front of the property.

By car, the motorway connections Dornbirn Nord and Dornbirn West are just minutes away, providing excellent access throughout the region.

**Recreation & Nature at Your Doorstep**

The villa offers immediate access to some of Dornbirn's most attractive recreational areas.

**Located directly in front of the property are:**

- \* Fitness trail
- \* The scenic Achauen nature area, often referred to as the "green lungs" of Dornbirn
- \* The beautiful Dornbirner Ache river landscape

Residents can enjoy numerous outdoor and leisure activities nearby, including:

- \* Karren Cable Car and hiking trails
- \* INATURA Interactive Nature Museum
- \* Trampoline and climbing center
- \* Tennis courts
- \* Ice skating arena
- \* Dornbirn indoor swimming pool
- \* Enz Forest Pool
- \* Rappenloch Gorge
- \* Rolls-Royce Museum
- \* Lake Constance and the Bregenz Festival
- \* Bödele and Bregenzerwald ski areas

### **Room Overview:**

- \* Room 1 – 18 m<sup>2</sup> with terrace
- \* Room 2 – 34 m<sup>2</sup> (two connected rooms) with balcony
- \* Room 3 – 16 m<sup>2</sup> with balcony
- \* Room 4 – 12 m<sup>2</sup>
- \* Room 5 – 15 m<sup>2</sup>
- \* Room 6 – 30 m<sup>2</sup> with private bathroom and balcony
- \* Room 7 – 24 m<sup>2</sup> with terrace

We Look Forward to Welcoming You

Enjoy the comfort of a spacious villa, beautiful outdoor areas, excellent transport connections, and a unique quality of life in the heart of Dornbirn.

## Photo Gallery: – General Area









## Room 1: – 18m<sup>2</sup> with terrace



## Room 1:



## Room 2: – 34 m<sup>2</sup> (two connected rooms) with balcony



**Room 3: - 16 m<sup>2</sup> with balcony**



## Room 4: - 12 m<sup>2</sup>



## Room 5: - 15 m<sup>2</sup>



## Room 6: - 30m<sup>2</sup> with private bathroom and balcony



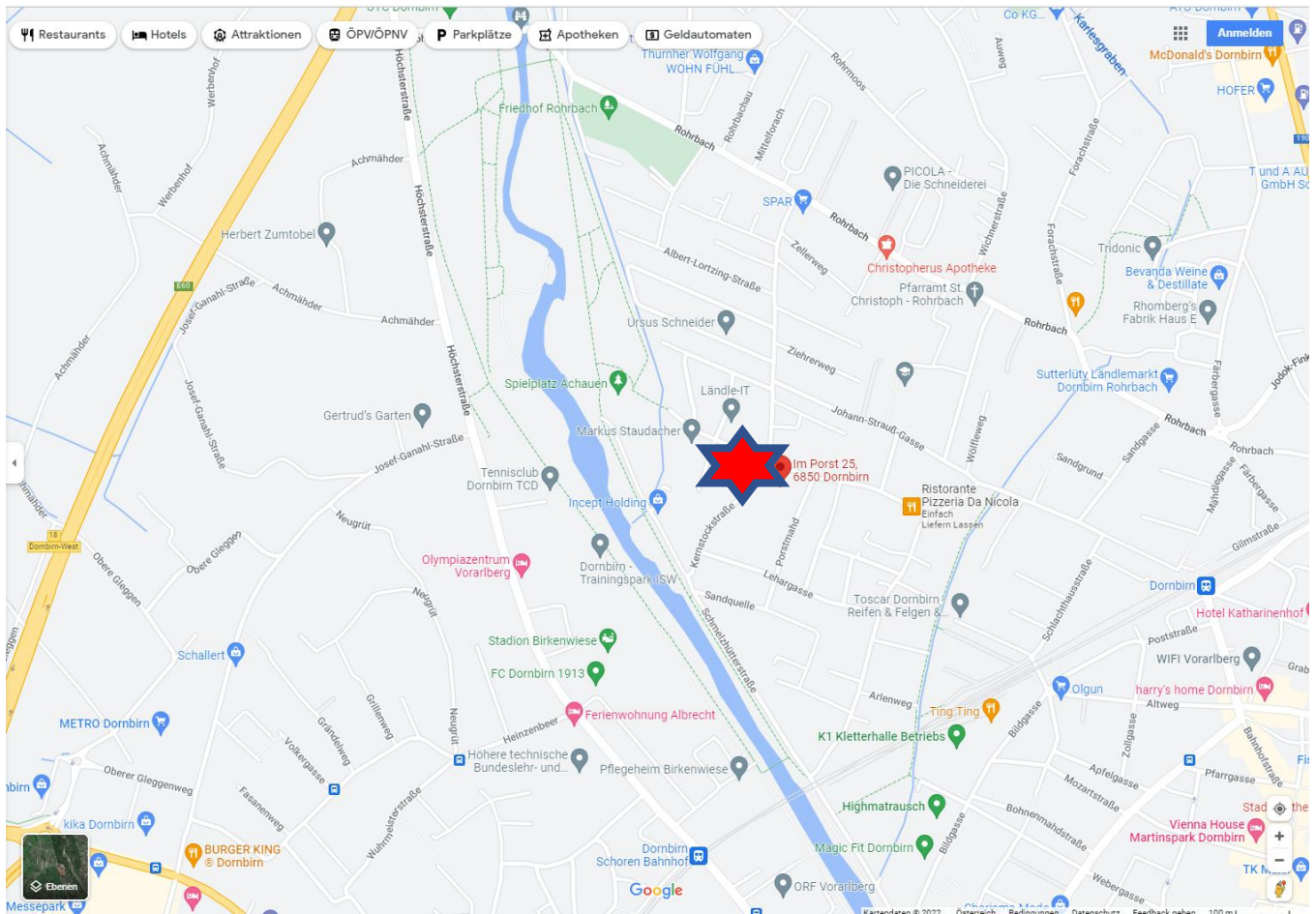




## Room 7: - 24m<sup>2</sup> with terrace



## Site Plan: Im Porst 25 / 6850 Dornbirn



### Contact Details:

**Manuela LUTZ – +43 (0) 664 8213364**

**[manuela-lutz@gmx.at](mailto:manuela-lutz@gmx.at)**

**Address: Im Porst 25 – A-6850 Dornbirn**