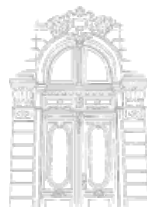


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L'Immobilier d'Exception

FRANCE

SPLENDID MANSION OLD TOWN SALZBURG



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— FRANCE —

SPLENDID MANSION OLD TOWN SALZBURG

The sunny banks of the Salzach river are one of the most beautiful and scenic locations in Salzburg, offering stunning views of the historic old town and the Hohensalzburg fortress.

The mansion was built there, close to the pedestrian bridge 'Mozart-Steg', at the end of the 19th century by the most famous and influential Salzburg architect Ceconi. It stands in a row with some of the most distinctive buildings facing the river, like the buildings of Café Bazar and Spängler Bank and Hotel Sacher, formerly known as the Österreichischer Hof (L'Hôtel d'Autriche).

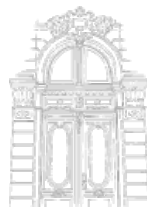
Originally built in 1895, the last owner started a multi-year extensive renovation in 2005. No expense or effort was spared to take the building to an outstanding state-of-the-art condition.

Infrastructure and staff rooms are located at the basement, with the villa spreading over 4 upper floors, offering an reception area, a lounge with open fireplace, living rooms as well as several bedrooms with marble baths en suite and a state-of-the art kitchen. At the top floor, there is a cosy wellness area fitted in Provence style, offering an indoor pool with marvellous views over the Salzburg city line and towards the fortress. This wellness area also offers a sauna and a steam bath as well as a bar.

All areas of this outstanding mansion spread an elegant, spacious and splendid way of living. Due to the building's history as a turn of the century monument, being part of Salzburg's World Heritage old town, the renovation was carried out with special sensitivity for its historic charm and special features, like double wing doors, stucco ceilings or beautiful double windows.

All levels can be reached by an elevator, the building's lighting, etc. is controlled by a GIRA-BUS system, connected to an emergency power supply, that can maintain operation of heating and electricity for up to 21 days. The building and its surrounding are equipped with modern security technology as well.

Prix : \$19,762,846.00 USD



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