INSIDE96

OFFICE FOR URBAN LIVING

IDYLLIC HOLIDAY HOME IN

SCHWARZENBERG

THE LOCATION

SCHWARZENBERG



Schwarzenberg in the Bregenzerwald is widely regarded as one of Vorarlberg's most beautiful and distinctive villages. Nestled among the rolling hills of the Bregenzerwald, this charming community of around 2,000 residents perfectly combines breathtaking natural scenery with rich cultural heritage and living traditions. The Bregenzerwald itself is renowned far beyond Austria's borders for its unique cultural landscape – a region where centuries-old customs, exceptional craftsmanship and sustainable values continue to shape everyday life.

At the heart of Schwarzenberg lies its more than 260-year-old, protected historic village centre. With its beautifully preserved buildings, picturesque village square and lovingly maintained façades, it captures the authentic charm that makes the Bregenzerwald so unique. At the same time, Schwarzenberg is internationally recognised for the harmonious blend of traditional Alpine architecture and award-winning contemporary design, creating a distinctive character found nowhere else.

The village has gained international recognition through the celebrated painter Angelika Kauffmann, whose life and legacy remain closely connected to Schwarzenberg. It is also home to the world-famous Schubertiade, one of Europe's most prestigious classical music festivals, attracting renowned artists and music lovers from around the globe each year.

Beyond its cultural significance, Schwarzenberg offers an exceptional quality of life. During the warmer months, an extensive network of hiking and cycling trails, traditional alpine pastures and spectacular viewpoints invite visitors to explore the surrounding landscape. In winter, the region transforms into a paradise for winter sports enthusiasts, with nearby ski resorts, cross-country skiing trails and scenic winter hiking routes.

Regional cuisine, locally produced specialties and the genuine hospitality of the Bregenzerwald complete the experience, making Schwarzenberg a place where nature, culture and authentic Alpine living come together in perfect harmony.

THE PROPERTY

HOLIDAY HOME IN SCHWARZENBERG

YOUR RETREAT IN THE BREGENZERWALD

There are places you don't simply enter – you feel them the moment you arrive. This charming holiday home in Schwarzenberg is one of those places. Nestled within the breathtaking natural and cultural landscape of the Bregenzerwald, it enjoys a peaceful location on the edge of the forest, surrounded by nature and offering wonderful views of the surrounding mountains.

A particular highlight of this property is its official holiday home designation. This rare approval allows the house to be used not only as a private retreat or permanent residence, but also as a holiday home. It offers exceptional flexibility and makes the property especially attractive for those seeking a unique place to relax, unwind or invest in one of the Bregenzerwald's most sought-after locations.





THE PROPERTY

HOLIDAY HOME IN SCHWARZENBERG

The house presents itself as a lovingly maintained retreat, full of authentic charm and character. Natural wood throughout, cosy living spaces, a traditional tiled stove, a Swedish wood-burning stove and custom-built wooden features create a warm and inviting atmosphere. More than just a place to live, this is a home where you can truly arrive, unwind and enjoy life.

Built in 1969, the property offers approximately 100.3 m² of living space on a plot of around 616 m². Additional features include a basement, balcony and an extension. In 1992, the house was thoughtfully enhanced with the addition of a garage and a covered entrance, further improving both its functionality and comfort. Parking is available in the garage as well as on additional outdoor parking spaces.





Spread across two levels, the house offers a well-designed layout featuring a bright living and dining area, a kitchen, two bathrooms and three bedrooms. Whether as a family home, a holiday retreat or a welcoming place to host family and friends, the property provides the perfect setting for those seeking peace, comfort and a close connection to nature.

The outdoor spaces are equally impressive. A spacious terrace with an awning, a cosy outdoor seating area, a balcony and the immediate proximity to the forest create an idyllic setting where every season has its own unique appeal. Whether enjoying warm summer evenings with panoramic mountain views, relaxing by the fire on snowy winter days or escaping the pace of everyday life for a quiet weekend, this is a place designed for exceptional quality of life.

The property also benefits from a range of practical additional spaces, including a basement, a storage shed, a creative workshop or home office, as well as an extension. Natural timber throughout, the traditional wooden shingle façade and the distinctive copper roof enhance the home's authentic Alpine character while reflecting its lasting quality and timeless appeal.







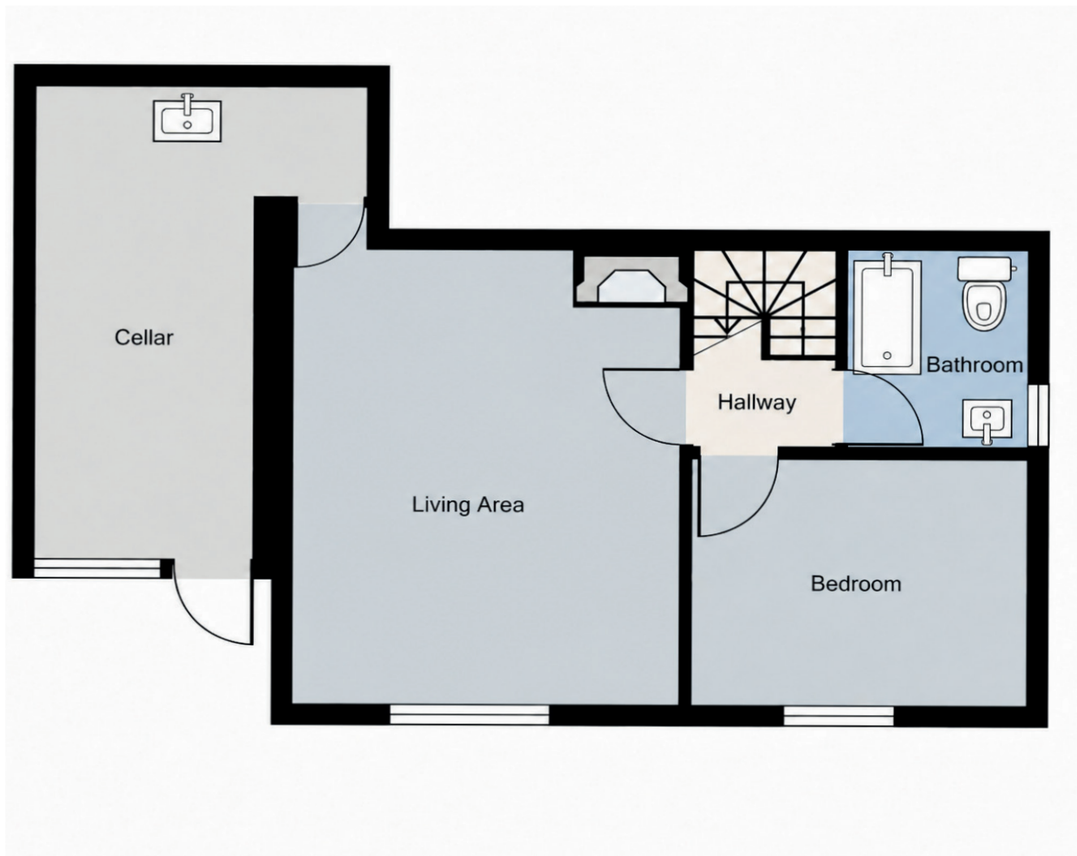
GROUND FLOOR PLAN

HOLIDAY HOME IN SCHWARZENBERG



BASEMENT FLOOR PLAN

HOLIDAY HOME IN SCHWARZENBERG











IN SUMMARY

HOLIDAY HOME IN SCHWARZENBERG

This exceptional property brings together everything that defines a truly remarkable home: a unique location, authentic charm, versatile living possibilities and an atmosphere that cannot simply be described—it is something you experience from the very first moment you arrive. Whether as a comfortable permanent residence or, thanks to its official holiday home designation, as an attractive holiday property, it offers a rare opportunity to enjoy one of the most beautiful locations in the Bregenzerwald throughout the year.

For those seeking a home or private retreat with character, timeless appeal and an exceptional quality of life, this property represents a truly rare opportunity. We would be delighted to introduce you to this extraordinary home during a personal viewing and show you why it is so much more than a property—it is a place where lasting memories are made and where every day is enriched by its unique atmosphere.



KEY FACTS

OVERVIEW

Location	**Schwarzenberg, Bregenzerwald**
Year built	**1969 (extended and modernised in 1992)**
Land parcels	**GST-Nr. 1640/4 und 1641/1**
Zoning	**Official Holiday Home Designation**
Plot size	**ca. 616 m²**
Living area	**ca. 100,3 m²**
Basement area	**ca. 15,4 m²**
Extension	**ca. 25 m²**
Balcony	**ca. 18 m²**
Parking	**Garage and Outdoor Parking Spaces**
Location quality	**Exceptional location with mountain and valley views**
Heating system	**Electric heating**
Availability	**By arrangement**
Purchase price	**690.000 €**

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