

Vacation rental Umhausen "Hermann's Ruh"

Welcome to Niederthai in the middle of the Ötztal. See everything but not be seen. Enjoy views of the Ötztal mountains



Apartment-Flat first floor, separate entrance, in(on) a(an) House single storey

Setting : calm, romantic

Capacity : from 4 to 10 person(s)

Bedroom(s) : 3

Room(s) : 7



Family Holiday Destinations



Theme breaks

Nature discovery

Horse-drawn carriage rides

Ski walking

Hikes

Climbing

Family Vacations

Umhausen - Tyrol

Austria

Reservation : +43 (0) 5255 5620 (Austria)

Advert No. 65405

www.iha.com



Vacation rental



Apartment-Flat first floor, separate entrance, in(on) a(an) House single storey

- **Ideal for large families, all age groups**

- **View :** panoramic, unobscured, dominant, mountain, prairie, village
- **Setting :** calm, romantic
- **Exposure :** South-west

" 120 m² very spacious apartment, kitchen fully equipped with large dining table, dish washer, microwave, freezer, oven, Hob. 3 double rooms with extra beds (7-10) persons, living room with fireplace and additional sofa bed, satellite TV, W-LAN, balcony 20 m 2 bathroom-1 x is the shower with easy access, game barbecue area next to the House. Quiet, sunny situation awarded 10.04.2012 with 3 Edelweiß. Only 4 steps in the apartment, it is therefore ideal for older people. In the apartment, there are no steps, very suitable for children. Of course stable visits are possible on the farm next door. Horse-riding in 100 m for horse lovers. Enjoy a great, quiet holiday with us in Niederthai. "

Assets

- **Parking :**

Covered parking : 2 closed individual place (s), 2 carport. Parking uncovered : 2 off road.

- **Advantages :**

Ski locker

- **baby equipment :**

High chair

Surroundings & location



Mountain



Ski



Horse riding



Spa

" Quiet, sunny position, in the middle of the Ötztal. We are 1550m above sea level in the Niederthai plateau. The height is the best start for your hike and mountain tours in winter ideal for the snow, even in summer. In the middle of green meadows without street noise, you can enjoy the tranquility of nature on the balcony. See everything - but not be seen. The highest waterfall of in Tyrol of the Stuibenfall just 200 metres from the House via ferrata, hiking trails with platforms, 1 x weekly illuminated. Many pastures and mountains invite you to explore. Mountain bike trails, climbing, swimming, Ötzidorf, Therme Längenfeld, Area47... all is close by. "

Leisure

- **Leisure activities less than 12 miles :**

Alpine skiing, cross-country skiing, off-piste skiing, ski-trekking, snowboarding, luge (run), ice-skating, canyoning, rafting, pathway/broadwalk, coastal/forest paths, hiking, rappel, mountain bike (path), horse-drawn carriage, horse trekking, fishing

- **Supervised :**

Ski school, kids ski area

- **Attractions and relaxation :**

Restaurant, Bio farm

Surroundings

- **Locality :**

Ski lifts 0.62mi.
Waterfall 660'
Lake 4.5mi.
Forest 165'
Via ferrata-alpinism 0.3mi.

- **Amenities :**

Ski bus pick up point 990'
Ski hire store 0.62mi.
Breadstore 0.93mi.
Mail office 4.5mi.
Bank 4.5mi.
ATM 4.5mi.
Drugstore 4.5mi.
Doctor 4.5mi.



living room



Winter



master bedroom

Exterior

- **Ground surface :**
7,500 Sq.ft.
- **Outside accommodation :**
Balcony 215 Sq.ft.
- **Outside setting :**
Lawn 323 Sq.ft., waterfall
- **Outside amenities :**
BBQ, yard table(s), yard seat(s), parasol, 1 hammock(s), child's swing



large bedroom

Interior

- **Receive up to :**
from 4 to 10 person(s) (6 adults, 4 kids)
- **Liveable floor area :**
1,300 Sq.ft.
- **Interior layout :**
7 Room(s), 3 bedroom(s), sleeping den, 2 bathroom, 2 toilets, living room 380 Sq.ft., large separate kitchen, dining room, cosy nook
- **Sleeps - bed(s) :**
3 full bed(s), 1 sleeper sofa(s) 2 pers, 1 baby cradle, 2 possible extra bed(s)
- **Guest facilities :**
Fireplace, T.V., DVD player, board games, cable/satellite, internet access, wifi, wardrobe, cupboard, Hanging wardrobe, hair dryer, central heating, wood-burning stove, Drapes
- **Appliances :**
Crockery/flatware, kitchen utensils, electric coffee maker, electric kettle, toaster, electric stove, electric hobs, oven, micro-wave oven, extractor hood, refrigerator, deep freeze, dish washer, vacuum cleaner, iron, ironing board

Services

- **washing :**
Sheets, Towels, Linen, Comforter(s), Pillows
- **Single family home :**
Cleaning on departure supplement (+\$35*), Parking, Airport transfers supplement
- **Personnel :**
Laundry supplement (+\$6*)
- **Restauration :**
BBQ meal

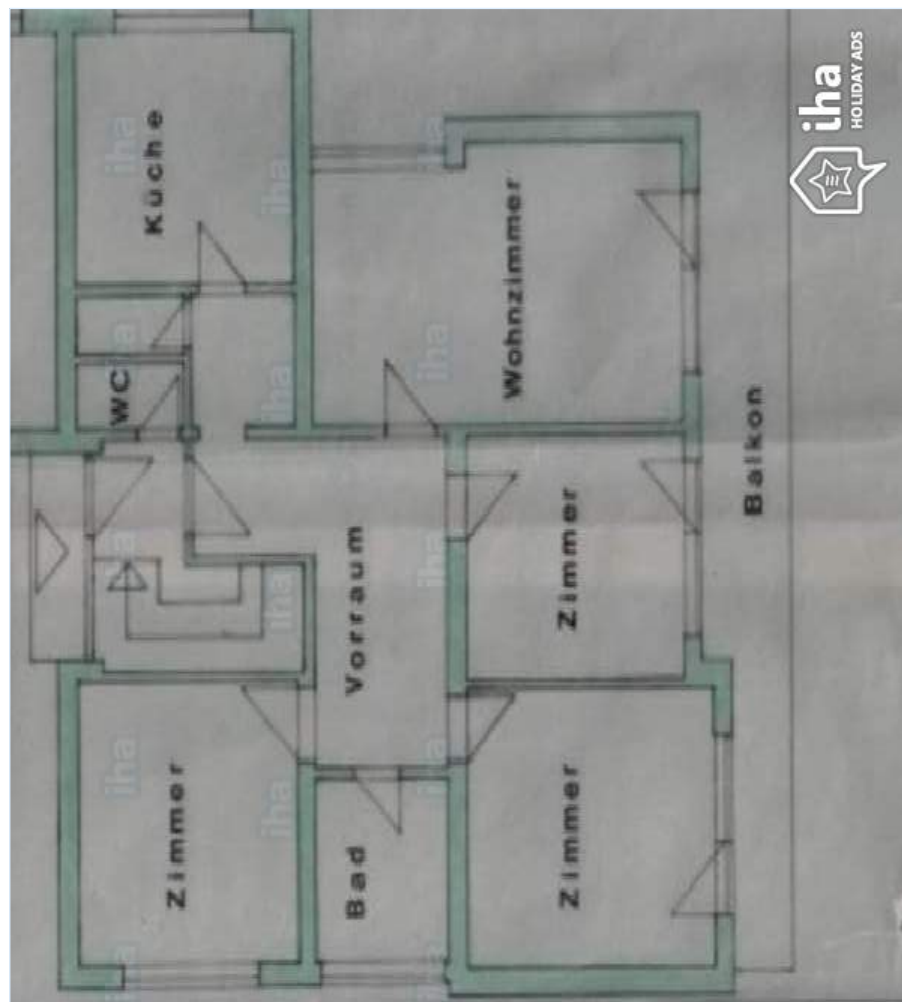
For your guidance

- **For your guidance**
Kids welcome
Pets friendly
Present on site : wild animals
Cell phone network coverage, personal transport advisable
Water : hot/cold
Local voltage supply : 220V / 60Hz
Electricity supply : mains
- **Handicapped people welcome**
Wheelchair access
Fitted out for the disabled : mobility, visually impaired, hard of hearing, mentally



kitchen

Floor plan



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Photo album - 1



Winter



living room



master bedroom



kitchen



large bedroom

Photo album - 2



small bedroom



kitchen



Ski



waterfall



Resident animals



Assets

[Theme breaks](#)

Nature discovery



Level : Initiation, **Advanced**, **Accompanied**

All year

Horse-drawn carriage rides



Level : All year, **Accompanied**

All year

Ski walking



Level : Initiation, **Advanced**

Included in the price of the accommodation

From Dec 03 → To Apr 19

Hikes



Level : Initiation, **Advanced**

All year

Climbing



Level : Initiation, **Advanced**, **Accompanied**

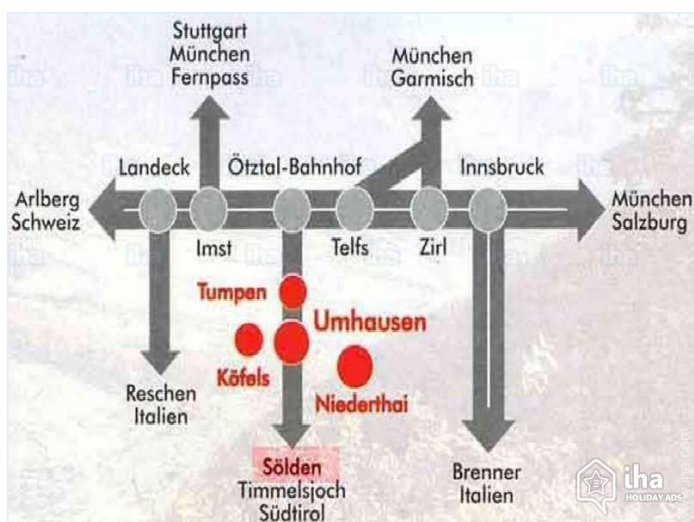
All year

Family Vacations




All year

Route map



Location & Access

" Fernpass-Imst Ötztal Umhausen - Niederthai Keifersfelden-Kufstein-Innsbruck Ötztal - Umhausen - Niederthai-frazione Höfle/Baker "

 GPS coordinates in degrees, minutes, seconds: Latitude 47° 7'45"N - Longitude 10°57'3"E ([Dwelling](#))

Address

→ Niederthai 80
Höfle
6441 Umhausen

• **Freeway (exit) A7 Ausfahrt Oetztal**

→ Oetz, Tyrol, Austria
→ Distance : 4.5mi.
→ Time : 40'

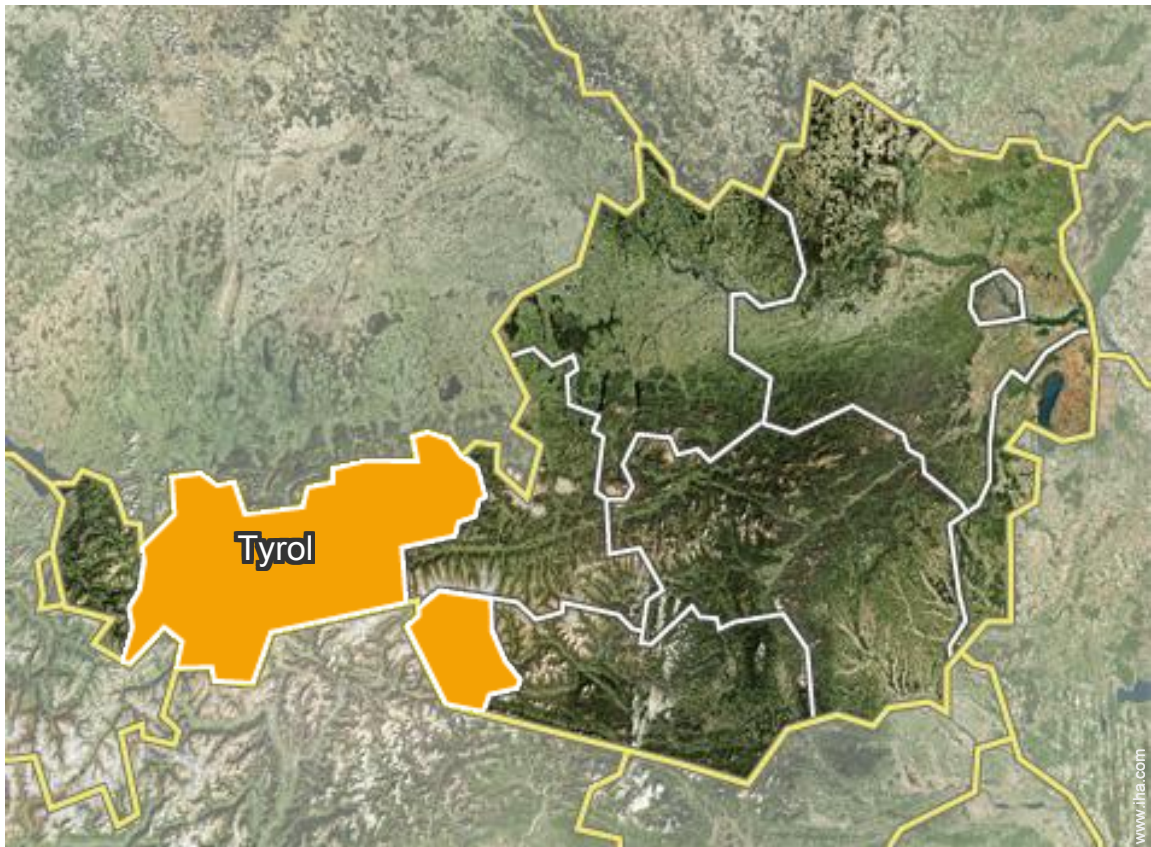
- Sölden : (12.5mi.)
- Innsbruck : (23,6mi.)
- Oetz : (4.5mi.)

Contact

Spoken languages



Location



Vacation rental Umhausen - Austria "Hermann's Ruh"

10
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Availability calendar - from : september 2017

Sep	F	Sa	Su	M	Tu	W	Th	F	Sa	Su	M	Tu	W	Th	F	Sa	Su	M	Tu	W	Th	F	Sa							
2017	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30

Oct	Su	M	Tu	W	Th	F	Sa	Su	M	Tu	W	Th	F	Sa	Su	M	Tu	W	Th	F	Sa	Su	M	Tu							
2017	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31
	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	

Nov	W	Th	F	Sa	Su	M	Tu	W	Th	F	Sa	Su	M	Tu	W	Th	F	Sa	Su	M	Tu	W	Th							
2017	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
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Dec	F	Sa	Su	M	Tu	W	Th	F	Sa	Su	M	Tu	W	Th	F	Sa	Su	M	Tu	W	Th	F	Sa	Su							
2017	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31
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Jan	M	Tu	W	Th	F	Sa	Su	M	Tu	W	Th	F	Sa	Su	M	Tu	W	Th	F	Sa	Su	M	Tu	W							
2018	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31
	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	

Feb	Th	F	Sa	Su	M	Tu	W	Th	F	Sa	Su	M	Tu	W	Th	F	Sa	Su	M	Tu	W							
2018	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28
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Mar	Th	F	Sa	Su	M	Tu	W	Th	F	Sa	Su	M	Tu	W	Th	F	Sa	Su	M	Tu	W	Th	F	Sa							
2018	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31
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Apr	Su	M	Tu	W	Th	F	Sa	Su	M	Tu	W	Th	F	Sa	Su	M	Tu	W	Th	F	Sa	Su	M	Tu	W	Th	F	Sa	Su	M
2018	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
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May	Tu	W	Th	F	Sa	Su	M	Tu	W	Th	F	Sa	Su	M	Tu	W	Th	F	Sa	Su	M	Tu	W	Th							
2018	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31
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June	F	Sa	Su	M	Tu	W	Th	F	Sa	Su	M	Tu	W	Th	F	Sa	Su	M	Tu	W	Th	F	Sa							
2018	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
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Reserved
 Low season
 High season

Vacation rental Tyrol - Umhausen "Hermann's Ruh"

11
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Availability calendar - from : june 2018

Jul	Su	M	Tu	W	Th	F	Sa	Su	M	Tu	W	Th	F	Sa	Su	M	Tu	W	Th	F	Sa	Su	M	Tu							
2018	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31
	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	

Aug	W	Th	F	Sa	Su	M	Tu	W	Th	F	Sa	Su	M	Tu	W	Th	F	Sa	Su	M	Tu	W	Th	F							
2018	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31
	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	



Reserved



Low season



High season

[Month : Next >>](#)

Rental rates - Apartment-Flat - from 4 to 10 Person(s)

Rates	Night	Weekend	week	2 weeks	Month
Low season	\$21* > 3	-	-	-	-
Mid season	\$19* > 3	-	-	-	-
High season	\$29* > 7	-	-	-	-
Promotional period	\$23* > 3	-	-	-	-

> Minimum Night

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Booking conditions

• Reservation

→ Payment made upon reservation :
20% of rental sum
→ Payment balance :
on handing over the keys

• rentals

→ Service charges to be added
→ Day tax in addition
→ Cleaning charge levy on departure : \$35*
→ Anticipated supplement for :
- animals

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Accepted methods of payment

• Bank transfer (wire) • Check • Cash

Contact directly the property owners

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Contact

Spoken languages



* Converted at the rate indicated : €100 = \$117.29 = £89.59

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