

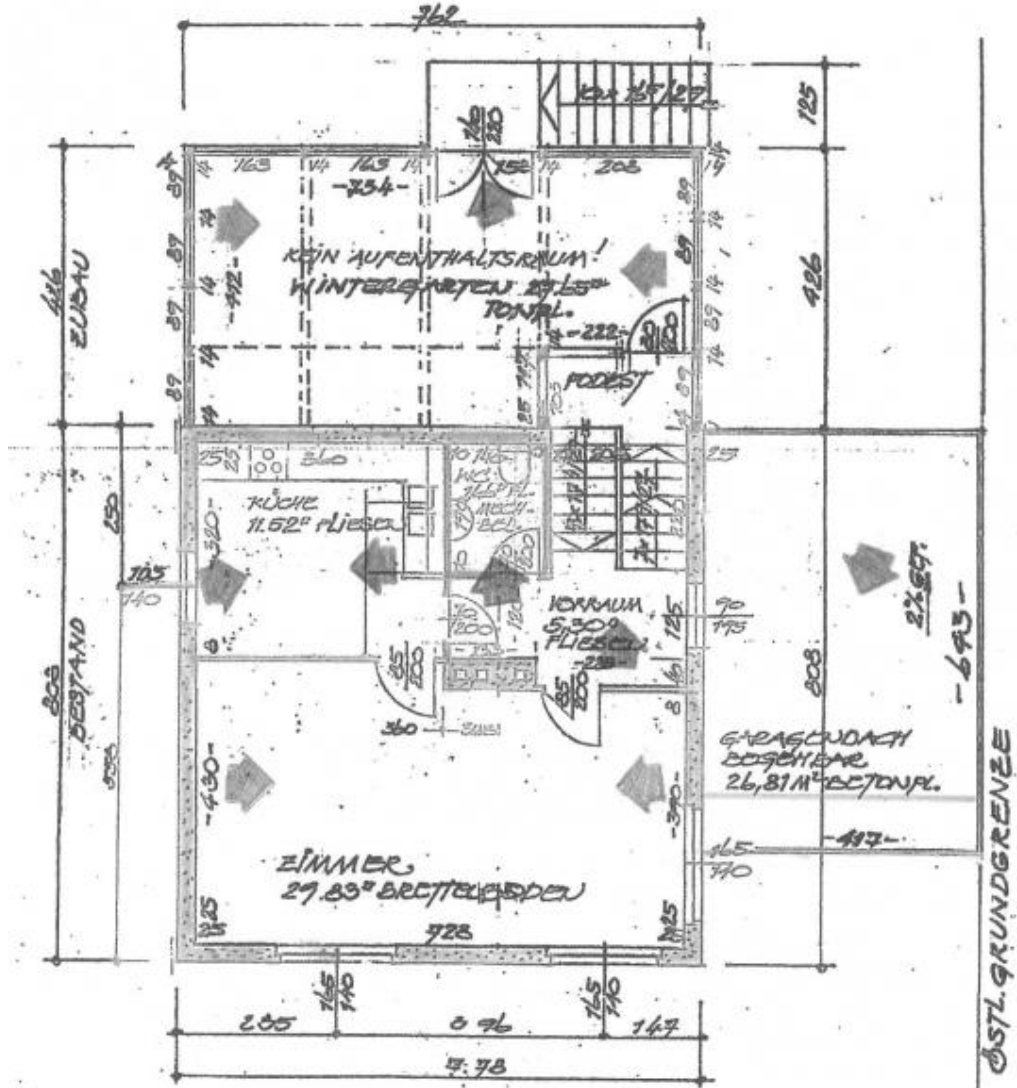
One family house with garden in 13th district

📍 1130 Wien, Proximity: Speisingerstraße

€ 3.490,-/month

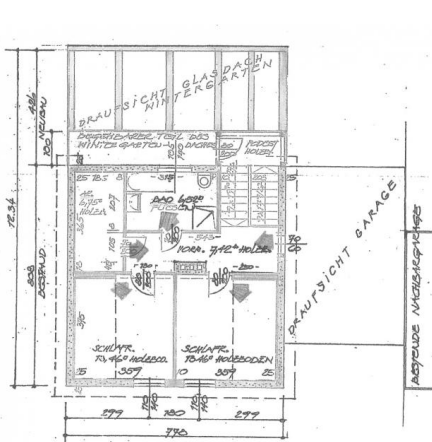


Plans



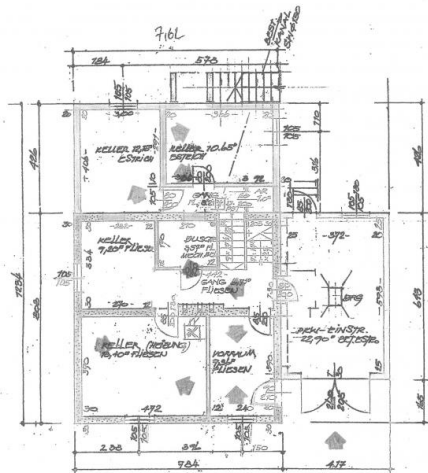
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About Property

Nice one family house with 7 rooms in the south of Vienna close to the border to Mauer.

LOCATION

The property shows excellent local amenities – perfect connection to public transportation and easy access to all kinds of shopping facilities. Caused by it's site close to "Vienna woods" it also offers many possibilities of recreational activities in nature.

PROPERTY

The house runs over several levels and shows following rooms:

>entrance floor

- .entree
- .guest bedroom
- .shower/toilet
- .laundry/heating
- .access to garage

>ground floor:

- .hallway
- .living dining room, ca 29m²
- .kitchen with window
- .guest toilet

>in between floor

- .wintergarden with access to garden
- .balcony

first floor

- .hallway
- .2 bedrooms
- .bathroom (tub, shower, toilet, window)
- .walk in closet/ storage

cellar

- .2 rooms (with tiles)

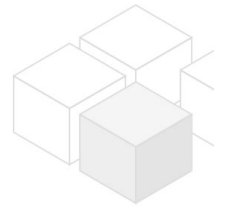
EQUIPMENT:

- .wooden and tiled floors
- .SAT-TV
- .automatical irrigation system
- .garage

COSTS

rent: general maintenance costs and VAT included

deposit: 3 gross rents



General

Propertynumber	1075
Property type	Haus

Costs

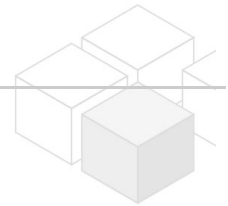
net rent	€ 3.009,09
gross rent	€ 3310
operating cost	€ 180
total rent	€ 3.490,-

Keyfacts

living area	200m ²
Grundfläche	446m ²
rooms	7
bedroom	5
bath	2
WC	3
Property age	Neubau
condition	sehr gut
Available from	1.9.2024
Contract type	befristet

Furnishing

Flooring	Parkettboden
parking	Garage
kitchen	ja
Washing machine	ja
balcony	ja
Terrasse	1
Satellitenfernsehen	ja



Energy Performance Certificate

HWB (kwh/m ² /Jahr)	79.3
HWB Energieklasse	C

Lage

Verkehrsanbindung	Straßenbahn 60, Bus 56B, 156B
Nähe	Speisingerstraße