

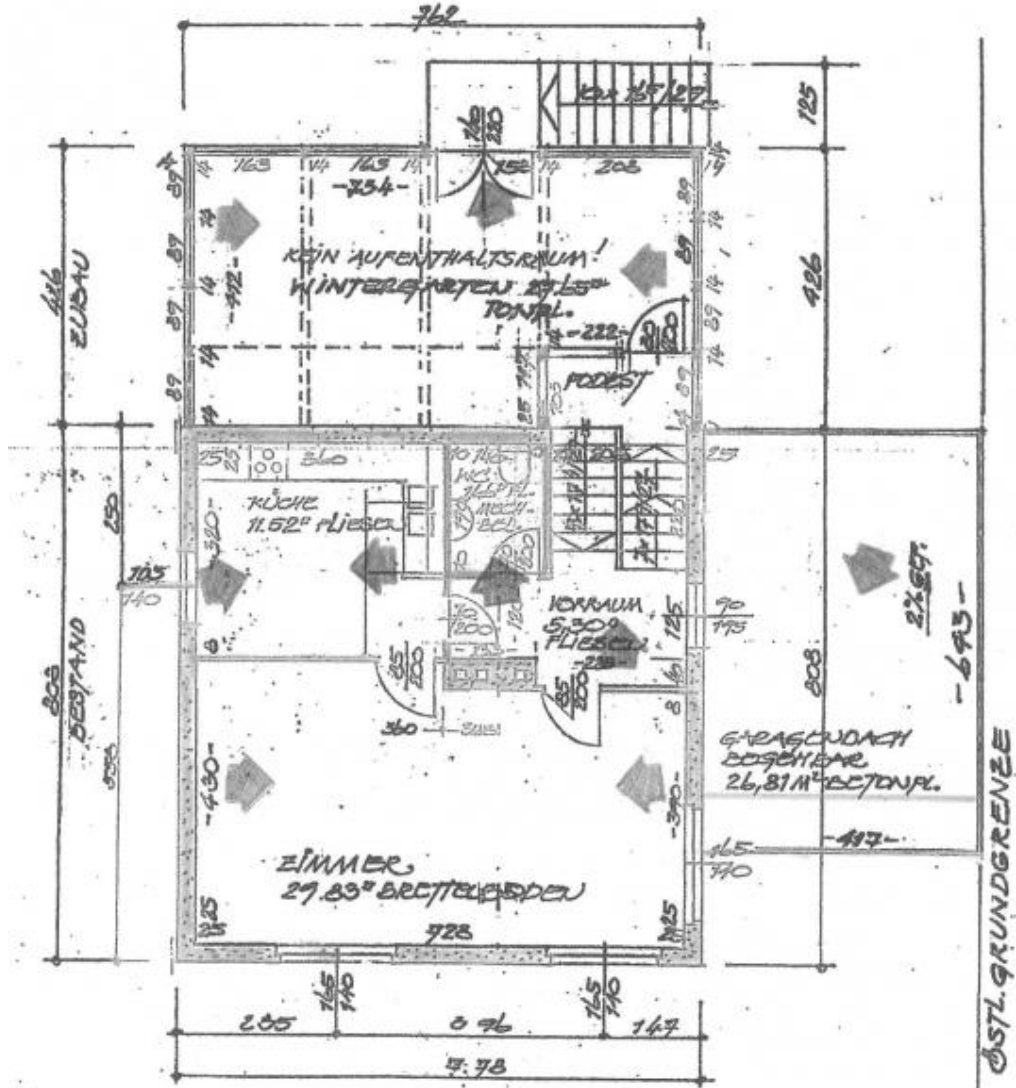
# One family house with garden in 13th district

📍 1130 Wien, Proximity: Speisingerstraße

€ 3.490,-/month

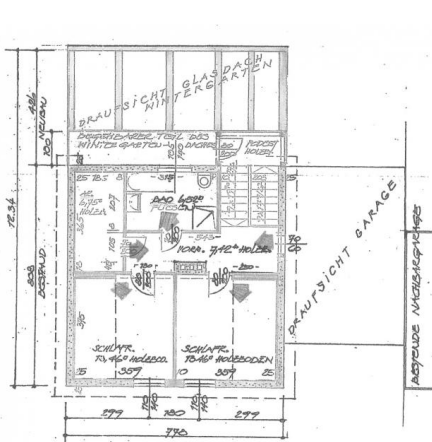


## Plans



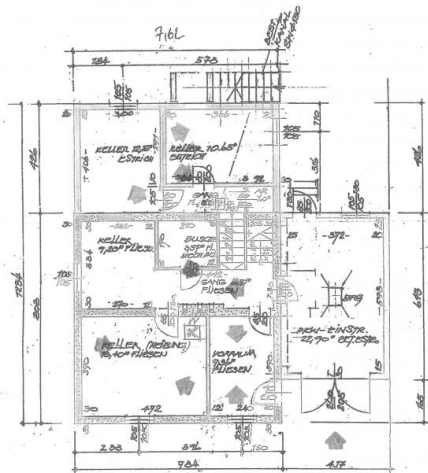
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## About Property

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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 29m<sup>2</sup>
- .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)

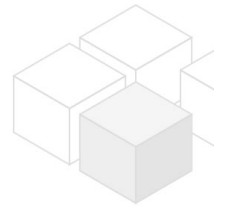
### EQUIPMENT:

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

### COSTS

rent: general maintenance costs and VAT included

deposit: 3 gross rents



## General

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|                |      |
|----------------|------|
| Propertynumber | 1075 |
| Property type  | Haus |

## Costs

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

## Keyfacts

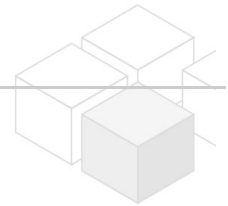
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|                |                   |
|----------------|-------------------|
| living area    | 200m <sup>2</sup> |
| Grundfläche    | 446m <sup>2</sup> |
| rooms          | 7                 |
| bedroom        | 3                 |
| bath           | 2                 |
| WC             | 3                 |
| Property age   | Neubau            |
| condition      | sehr gut          |
| Available from | sofort            |
| Contract type  | befristet         |

## Furnishing

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



## Energy Performance Certificate

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|                                |      |
|--------------------------------|------|
| HWB (kwh/m <sup>2</sup> /Jahr) | 79.3 |
| HWB Energieklasse              | C    |

## Lage

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