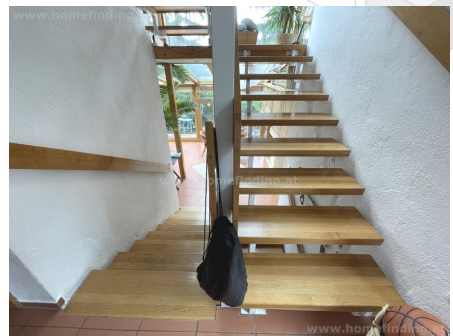


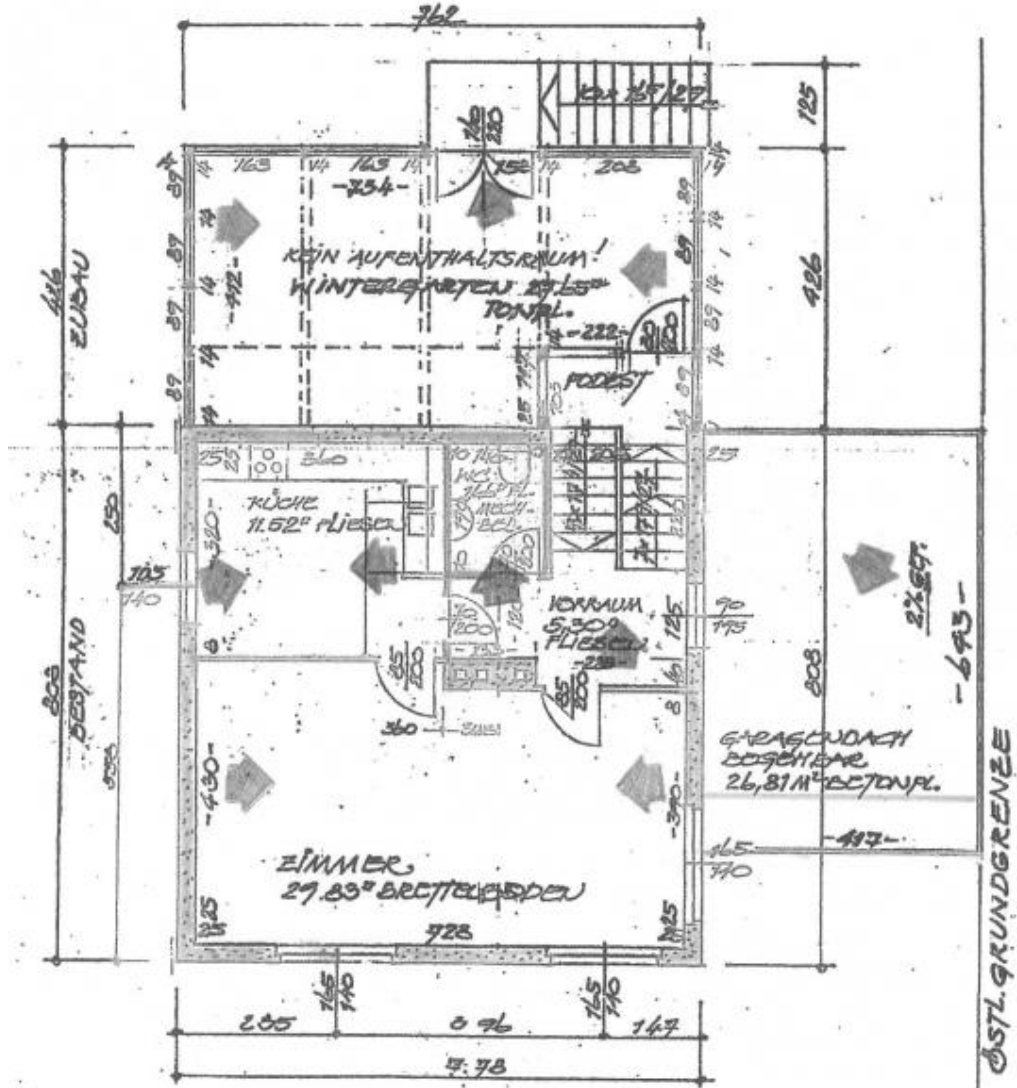
# One family house with garden in 13th district

📍 1130 Wien, Proximity: Speisingerstraße

€ 3.490,-/month

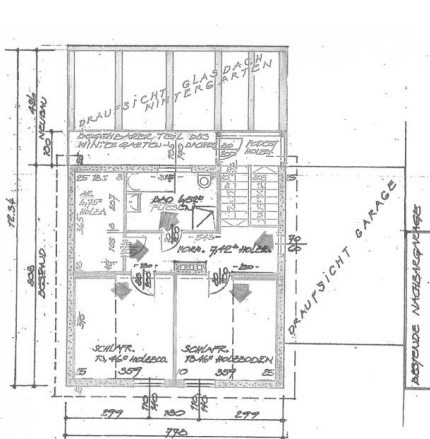


## Plans



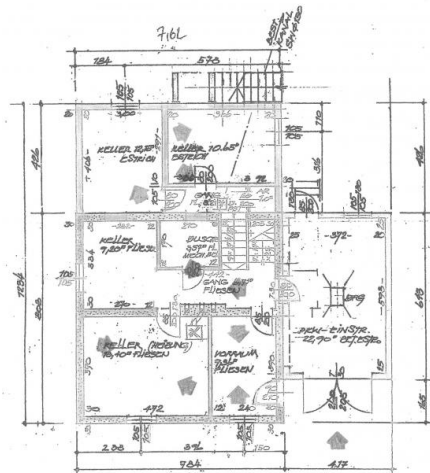
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## About Property

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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)

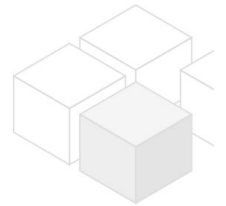
### EQUIPMENT:

- .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

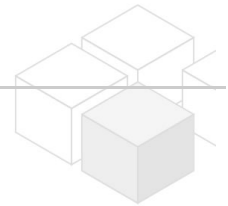
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living area	200m <sup>2</sup>
Grundfläche	446m <sup>2</sup>
rooms	7
bedroom	5
bath	2
WC	3
Property age	Neubau
condition	sehr gut
Available from	1.9.2024
Contract type	befristet

## 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