

first time use - nice house in Klosterneuburg



📍 3400 Klosterneuburg, Proximity: Türkenschanzgasse

€ 1.299.900,- purchase price



About Property

First time use - modern house with garden

LOCATION

Shops, restaurants, supermarkets, pharmacies etc. can be reached within a few minutes by car. The train station Klosterneuburg Kierling connects quickly with the city center of Vienna

PUBLIC TRANSPORT

S40

PROPERTY

The house offers following rooms on four floors

>ground floors

- .entree
- .living dining room with open kitchen and access to the terrace and garden
- .guest toilet
- .storage room

>first floor

- .hallway
- .3 bedrooms
- .bathroom (shower, tub, toilet)

>attic

- .hallway
- .bedroom with terrace
- .bathroom (shower, toilet)

>basement

3 rooms

EQUIPMENT

wooden and tiled floors, AC, air-water heat pump, ca. 33,67m² terrace

COSTS

purchase price: Following costs must be paid on top:

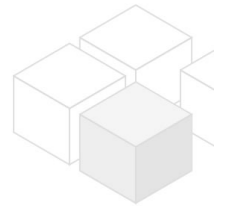
- . 3,5% land transfer fee
- . 1,1% land registry fee
- . 1,5% of purchase price + 20% VAT for notary/lawyer
- . ca 260.00 cash expenditure
- . if needed: bank loan
- . commission free for the buyer

General

Property number 11452

Property type Haus

Costs



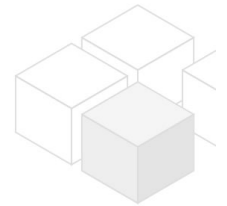
purchase price	€ 1.299.900,-
operating cost	€ 190

Keyfacts

living area	167.45m ²
Grundfläche	275.5m ²
Kellerfläche	56.5m ²
rooms	5
bedroom	4
bath	2
WC	3
Property age	Neubau
condition	sehr gut
Available from	sofort
Contract type	befristet

Furnishing

type of heating	Fussboden
Flooring	Parkettboden
parking	Freiplatz
kitchen	ja
Klimaanlage	ja
Terrasse	1



Energy Performance Certificate

HWB (kwh/m ² /Jahr)	40
fGEE	0.67

Lage

Verkehrsanbindung	S40
Nähe	Türkenschanzgasse