

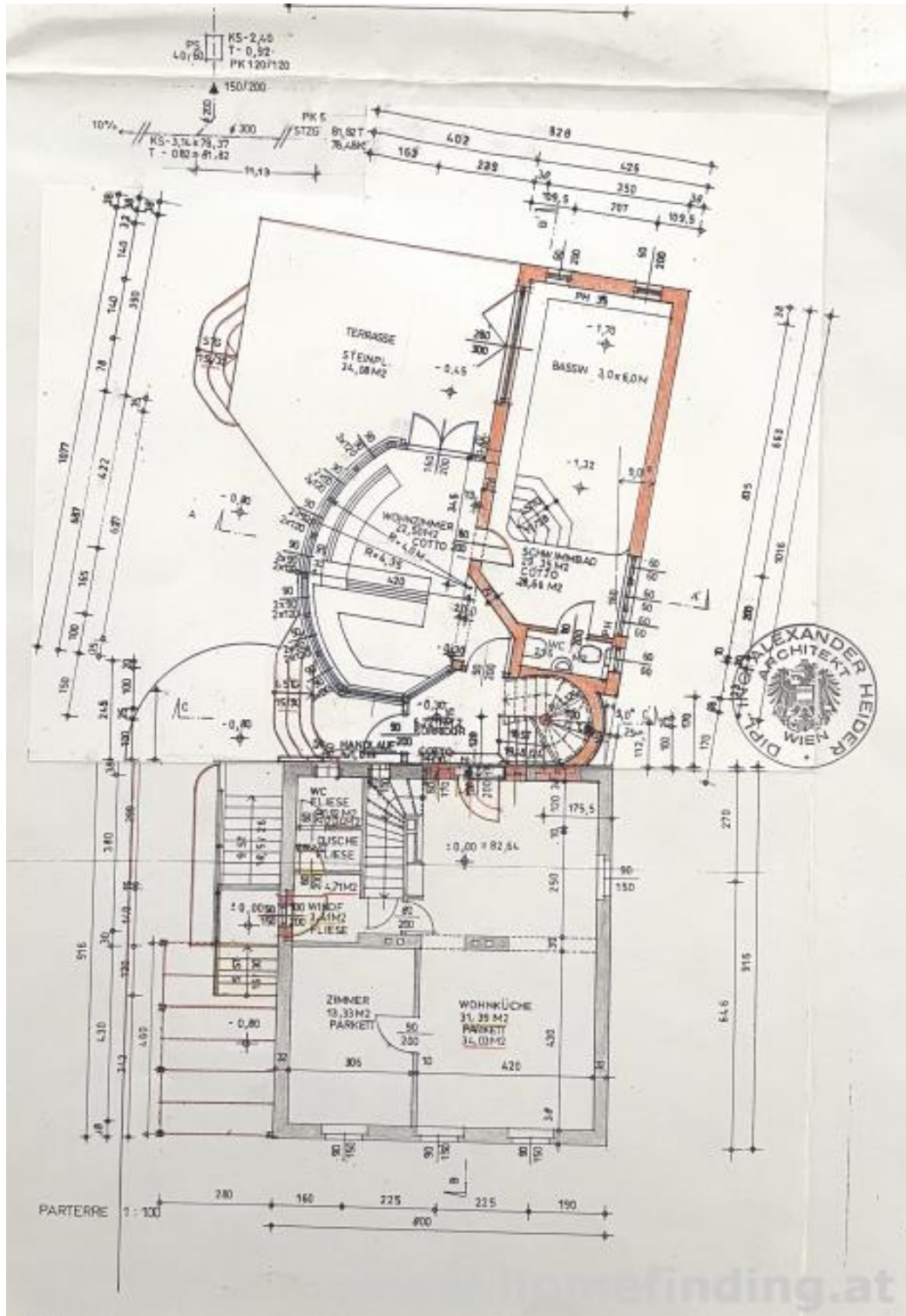
Spacious villa with nice garden and indoor pool

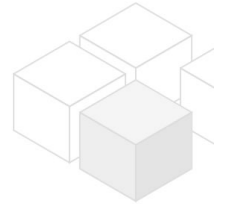
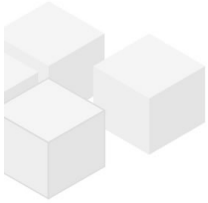
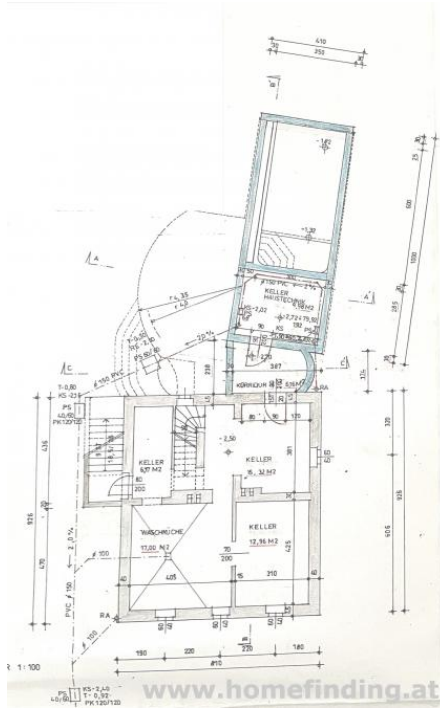
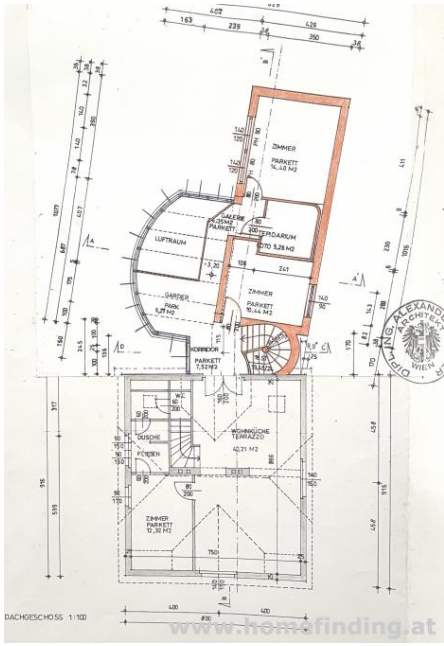
📍 1230 Wien, Proximity: Klinik Hietzing, Speisinger Straße

€ 1.450.000,- purchase price



Plans





About Property

Spacious villa close to Speising an Mauer

AREA

The house is located in a quiet street. Shops, restaurants, supermarkets, schools, public transport (tram 60) etc. are nearby and can be reached by foot.

PROPERTY

The building consists of two parts. One part is a beautiful old building - the building was extended in 1998. The house also has an indoor pool and a spacious garden.

>ground floor

- .Entree
- .Living dining room
- .bedroom
- .Bathroom (shower, toilet)
- .Separate toilet
- .Indoor pool
- .Access to the terrace and garden

>attic

- .Hallway
- .Living dining room with open kitchen
- .Bedroom with closet
- .Bathroom (shower, toilet)
- .2 further bedrooms
- .tepidarium

>Basement

- . several rooms on ca 50m²

EQUIPMENT

- .Wooden and tiled floors
- .Floor heating
- .Indoor pool
- .Terrace (approx. 35m²)
- .Basement (approx. 51m²)
- .Parking spaces for 2 cars

COSTS

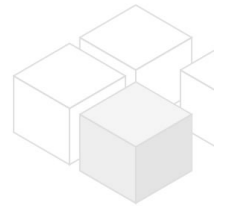
Following costs must be paid on top:

- . 3,5% land transfer fee
- . 1,1% land registry fee
- . costs of notary/lawyer + expenses
- . if needed: bank loan + expenses
- . commission: 3% of purchase price + 20% VAT

General

Propertynumber

11587



Property type Haus

Costs

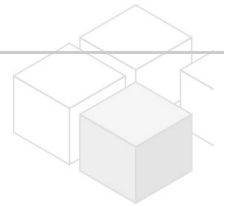
purchase price € 1.450.000,-

Keyfacts

living area	225m ²
Grundfläche	891m ²
Grünfläche	635m ²
Kellerfläche	51m ²
rooms	6
bedroom	4
bath	2
WC	3
Property age	Altbau
condition	sehr gut
Contract type	--

Furnishing

type of heating	Fussboden
Flooring	Fliesenboden
parking	--
kitchen	ja
Pool	1



Energy Performance Certificate

HWB Energieklasse D

Lage

Verkehrsanbindung	60
Nähe	Klinik Hietzing, Speisinger Straße