

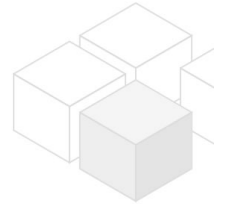
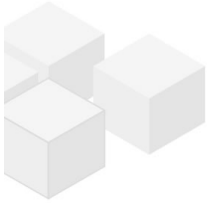
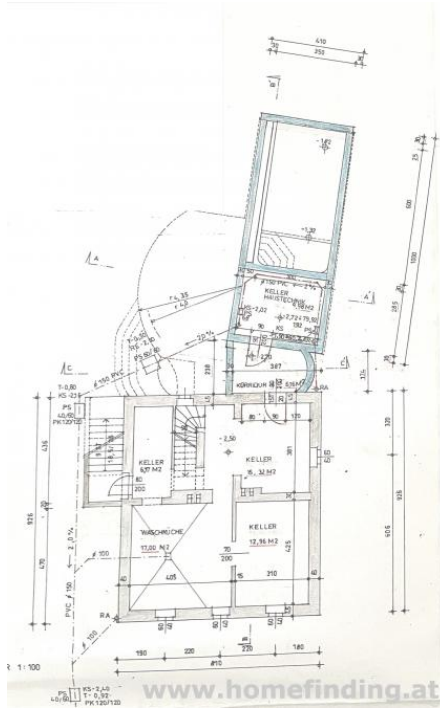
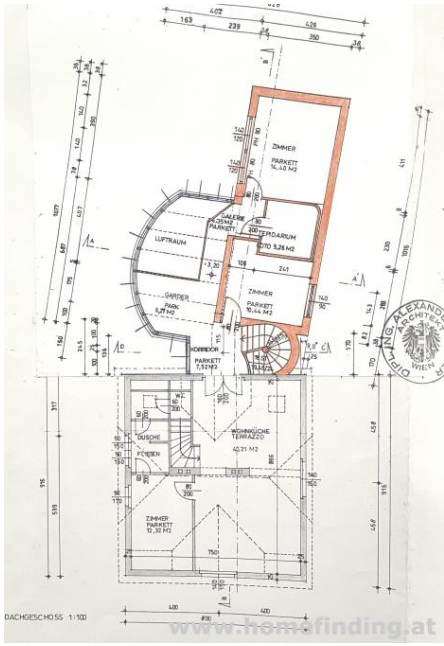
Spacious villa with nice garden and indoor pool

📍 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

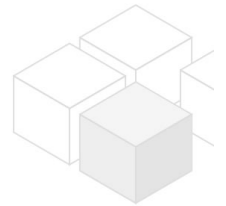
Following costs must be paid on top:

- . 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

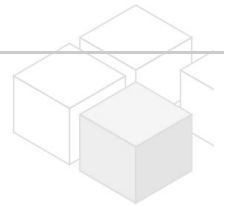
purchase price € 1.450.000,-

Keyfacts

living area 225m²
Grundfläche 891m²
Grünfläche 635m²
Kellerfläche 51m²
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