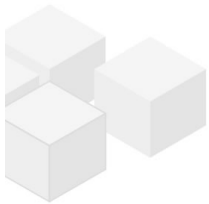


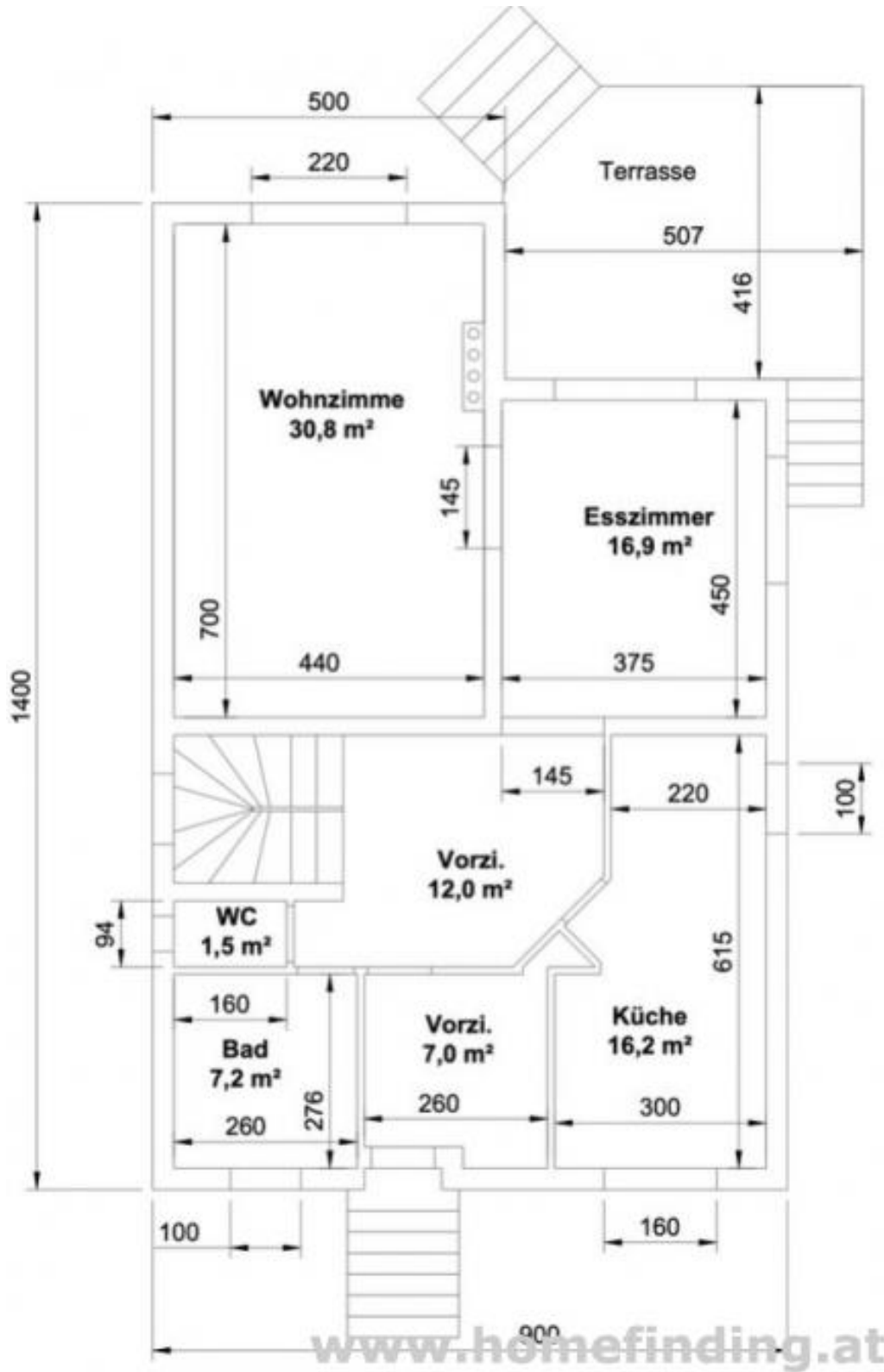
Spacious villa with nice garden and pool

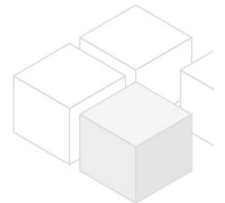
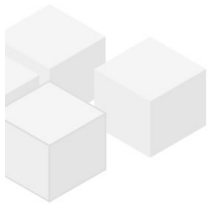
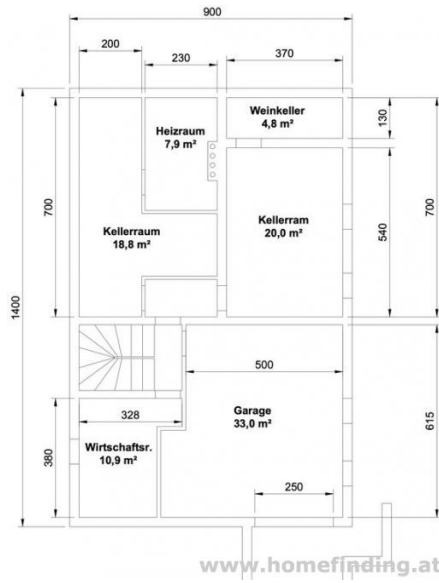
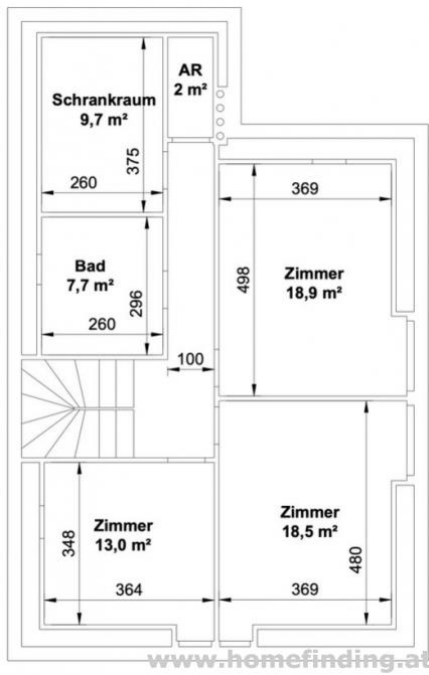
📍 1130 Wien, Proximity: Klinik Hietzing, Hallenbad Hietzing, VHS Hietzing

€ 1.390.000,- purchase price



Plans





About Property

Spacious house close to Speising / Hallenbad Hietzing

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 was built in 1988 and has the following rooms:

>Ground floor

- .Entree
- .Living room with fireplace and bar
- .Dining room with terrace
- .Kitchen with dining area
- .Bathroom (tub)
- .toilet

>First floor

- .hallway
- .3 bedrooms
- .Large closet/ 4th bedroom
- .Bathroom (shower, toilet)
- .Storage room

>Basement

- .hallway
- .Garage
- .laundry room
- .heating room with gas heating
- .Cellar lounge with adjoining wine cellar
- .Fitness room with sauna and shower

>Large attic

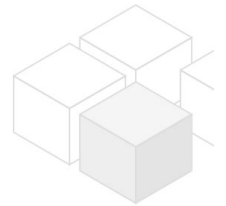
EQUIPMENT

- .Wooden and wooden floors
- .floor heating
- .Wine cellar
- .Laundry room
- .Sauna/ fitness room with shower
- .Spacious garage
- .Pool

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

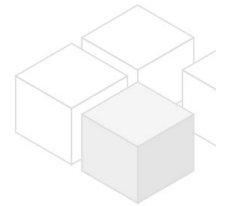
Property number	11590
Property type	Haus

Costs

purchase price	€ 1.390.000,-
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Keyfacts

living area	180m ²
Nutzfläche	280m ²
Kellerfläche	100m ²
rooms	6
bedroom	3
bath	3
WC	2
Property age	Neubau
condition	sehr gut
Available from	nV (sofort)
Contract type	--



Furnishing

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

Energy Performance Certificate

HWB Energieklasse	D
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Lage

Verkehrsanbindung	56B 58A, 63A
Nähe	Klinik Hietzing, Hallenbad Hietzing, VHS Hietzing