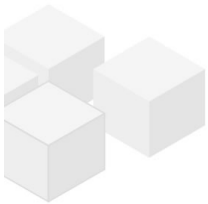


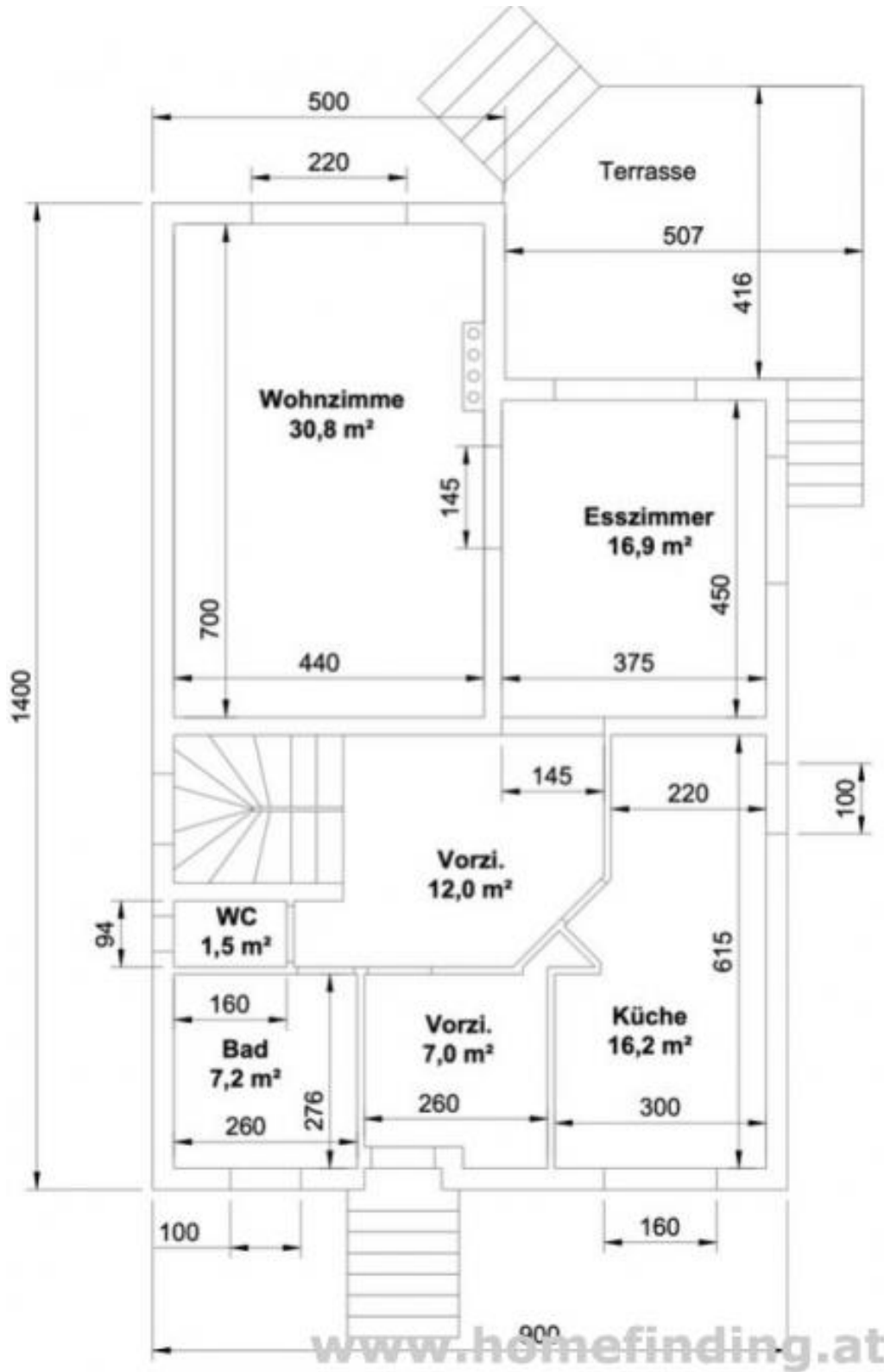
# Spacious villa with nice garden and pool

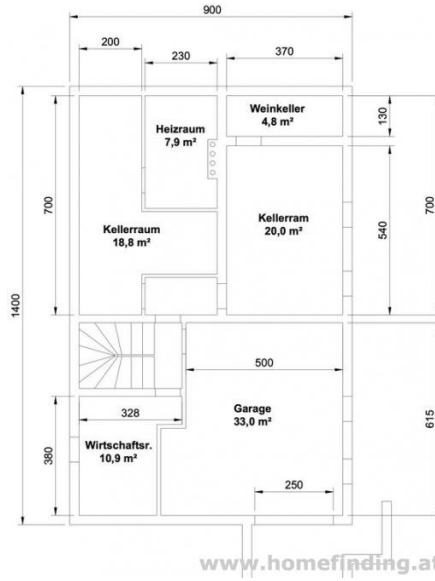
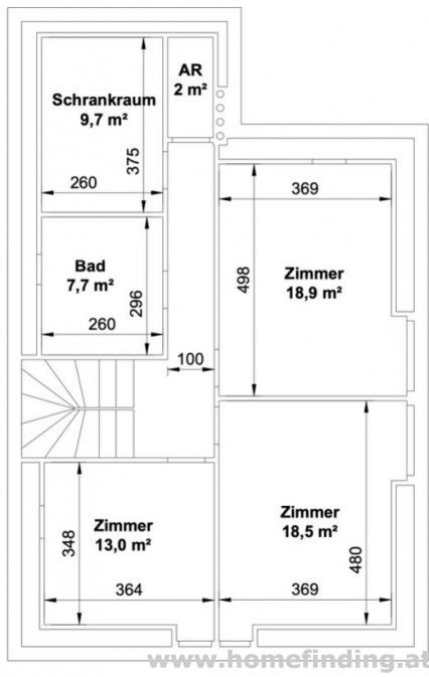
📍 1130 Wien, Proximity: Klinik Hietzing, Hallenbad Hietzing, VHS Hietzing

€ 1.390.000,- purchase price

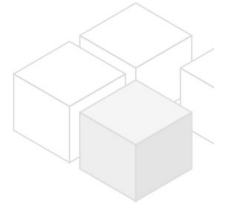
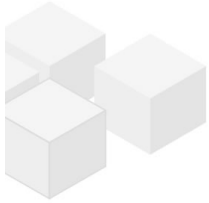


Plans





www.homefinding.at



## About Property

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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

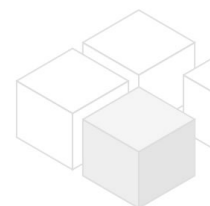
### EQUIPMENT

- .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

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Property number	11590
Property type	Haus

## Costs

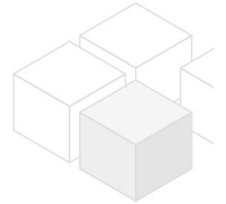
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purchase price	€ 1.390.000,-
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## Keyfacts

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living area	180m <sup>2</sup>
Nutzfläche	280m <sup>2</sup>
Kellerfläche	100m <sup>2</sup>
rooms	7
bedroom	4
bath	3
WC	2
Property age	Neubau
condition	sehr gut
Available from	nV (sofort)
Contract type	--



## Furnishing

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

## Energy Performance Certificate

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HWB Energieklasse	D
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## Lage

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