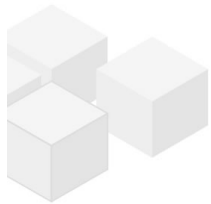


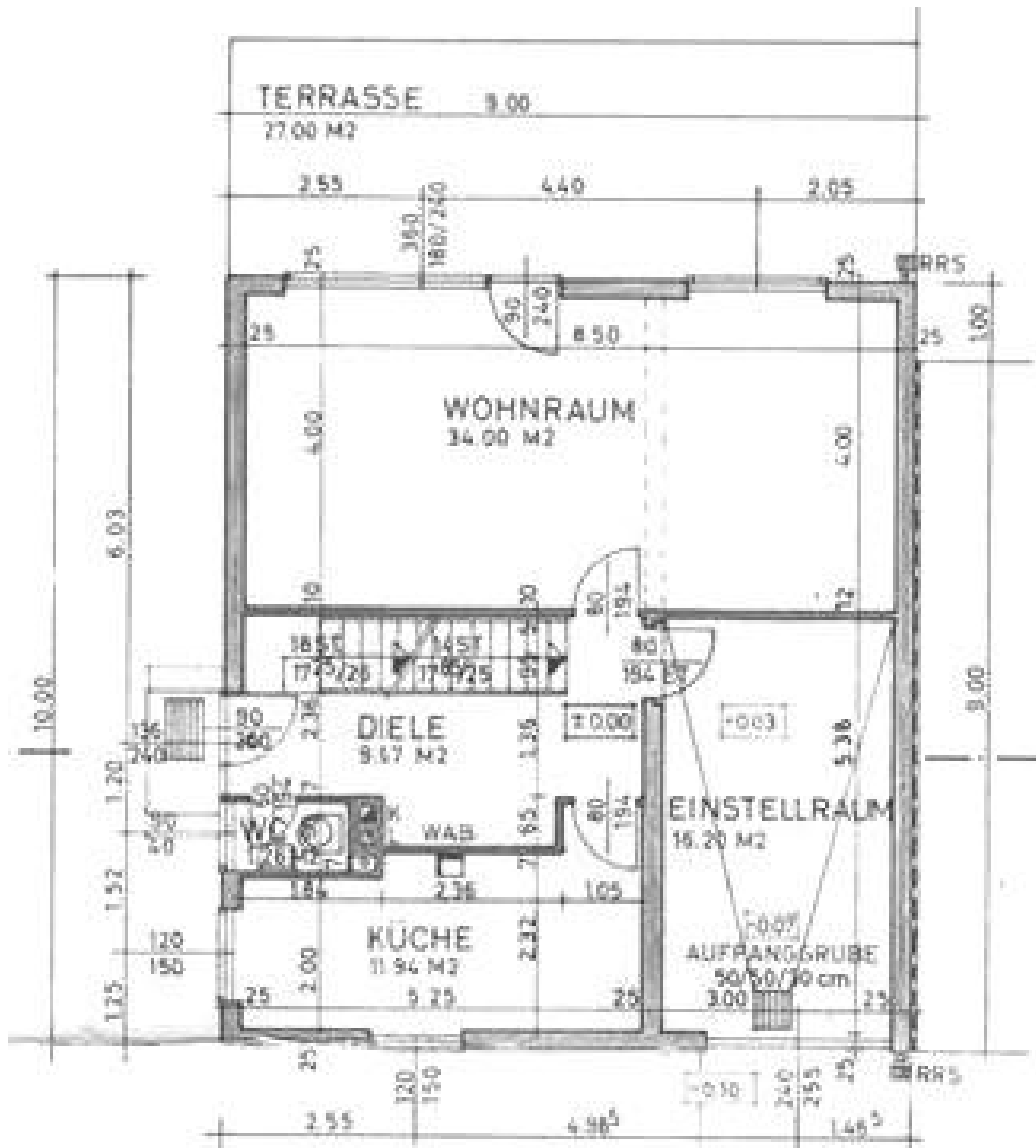
Spacious house with nice garden

📍 1130 Wien, Proximity: Klinik Hietzing, Speisinger Straße

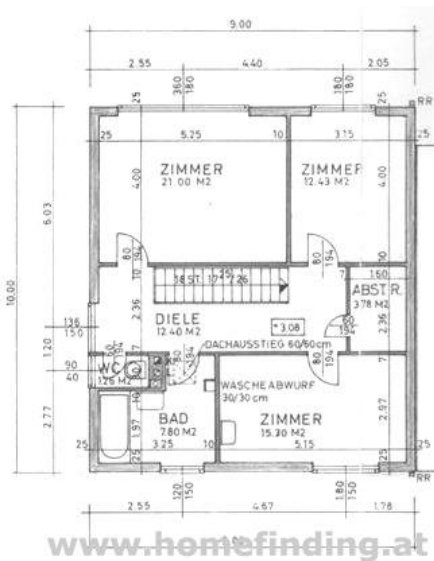
€ 2.800,-/month



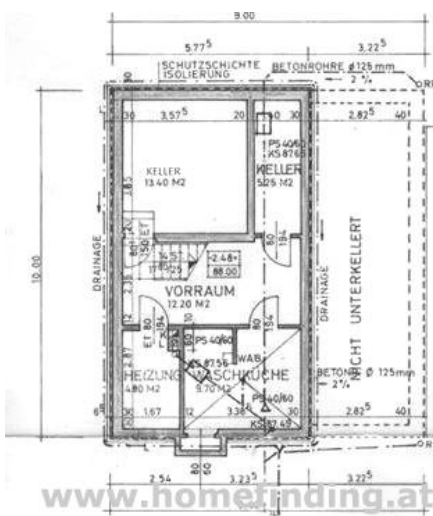
Plans



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About Property

This spacious semi-detached house is located in a quiet street in Speising near Sillerplatz and just a few minutes by car from the center of Mauer.

AREA

Shops, restaurants, supermarkets, schools, public transport (tram 60) etc. are nearby and can be reached by foot.

PROPERTY

The house offers the following rooms:

>Ground floor

- .Entree
- .Living dining room with access to the terrace and garden
- .Separate kitchen
- .toilet

>First floor

- .hallway
- .3 bedrooms - one with air condition
- .bathroom (tub, shower)
- .separate toilet
- .storage room

>Basement

- .2 rooms
- .laundry room
- .technical room

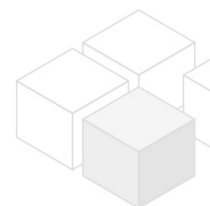
EQUIPMENT

- .Wooden and tiled floors
- .Terrace (approx. 27m²)
- .Garden
- .Garage

COSTS

Rent: general maintenance costs and VAT included

Deposit: 3 gross rents



General

Property number	11595
Property type	Haus

Costs

net rent	€ 2.409,09
gross rent	€ 2650
operating cost	€ 150

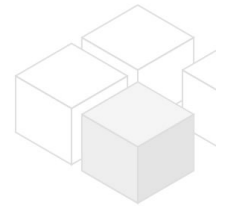
total rent € 2.800,-

Keyfacts

living area	152.84m ²
Grundfläche	444m ²
Kellerfläche	23.45m ²
rooms	4
bedroom	3
bath	1
WC	2
Property age	Neubau
condition	sehr gut
Available from	sofort
Contract type	befristet

Furnishing

type of heating	Zentralheizung
Flooring	Parkettboden
parking	Garage
kitchen	ja
Terrasse	1
Satellitenfernsehen	ja



Energy Performance Certificate

HWB (kwh/m ² /Jahr)	80.7
HWB Energieklasse	C

Lage

Verkehrsanbindung	60
Nähe	Klinik Hietzing, Speisinger Straße