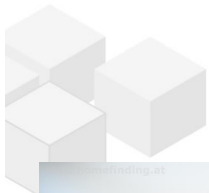


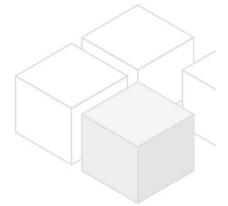
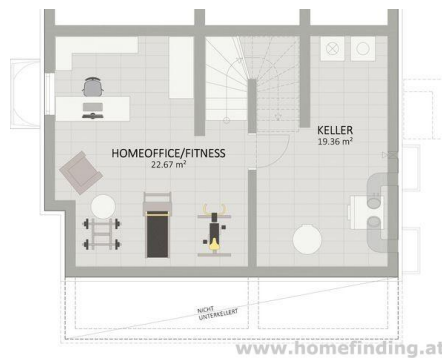
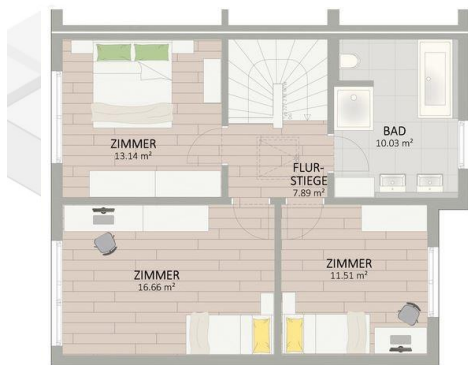
# First time use - nice semi detached house

📍 1220 Wien, Proximity: Badeteich Hirschstetten

€ 2.990,-/month



## Plans



[www.homefinding.at](http://www.homefinding.at)

[www.homefinding.at](http://www.homefinding.at)

## About Property

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first time use - nice house with 4 bedrooms

### LOCATION

supermarkets, restaurants, shops, pharmacies etc. are in the near area and can be quickly reached by car. Public lines are within walking distance and connect quickly with other districts.

### PUBLIC TRANSPORT

85A

### PROPERTY

The house offers following rooms on 3 floors

#### >ground floor

- .entree
- .living dining room with open kitchen and access to garden and terrace
- .guest toilet

#### >first floor

- .hallway
- .3 bedrooms
- .bathroom (shower, tub, toilet)

#### >basement

- .hallway
- .2 rooms

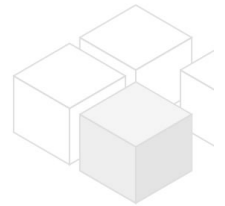
### EQUIPMENT

wooden and tiled floors, air-water heat pump, ca. 20,31m<sup>2</sup> terrace

### COSTS

rent: general maintenance costs and VAT included

deposit: 6 gross rents



## General

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Property number	11628
Property type	Haus

## Costs

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operating cost	€ 178.77
total rent	€ 2.990,-

## Keyfacts

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living area	114.4m <sup>2</sup>
Grundfläche	219.3m <sup>2</sup>

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Grünfläche	60m <sup>2</sup>
Kellerfläche	41.98m <sup>2</sup>
rooms	4
bedroom	3
bath	1
WC	2
Property age	Neubau
condition	sehr gut
Available from	sofort
Contract type	befristet

## Furnishing

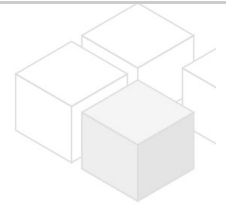
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type of heating	Fussboden
Flooring	Parkettboden
parking	Freiplatz
kitchen	ja
Terrasse	1

## Energy Performance Certificate

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HWB (kwh/m <sup>2</sup> /Jahr)	39
fGEE	0.69



## Lage

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Verkehrsanbindung	85A
Nähe	Badeteich Hirschstetten