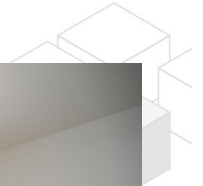


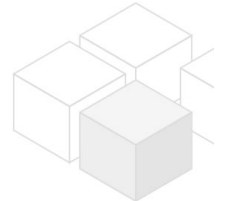
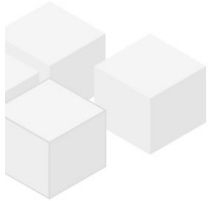
First time use: nice house with garden

📍 1210 Wien, Proximity: U1 Leopoldau

€ 4.290,-/month



Plans



About Property

First time use: modern house near U1 Leopoldau

LOCATION

Supermarkets, restaurants, pharmacies, shops, etc. are just a few minutes' walk away. The Donauzentrum shopping center is also quickly accessible and offers a variety of shops, etc. Public transport is in the immediate vicinity and quickly connects to other districts.

PUBLIC TRANSPORT

Leopoldau: U1, 28A, 29A, S1, S2, S3, S7, REX

PROPERTY

The house offers the following rooms:

>Level 1

- .entree
- .living dining room with open kitchen and terrace/garden
- .separate toilet

>Level 2

- .hallway
- .2 bedrooms
- .bathroom (bathtub, shower, toilet, window)

>Level 3

- .hallway
- .bedroom with balcony
- .bathroom (shower, toilet)

BASEMENT

- .hallway
- .two storage rooms

EQUIPMENT

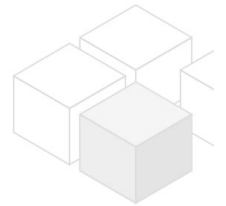
- .wooden and tiled floors
- .garden (approx. 80m²)
- .terrace (approx. 18.94m²)
- .balcony (approx. 15.14m²)
- .heating and cooling with heat pump
- .floor heating
- .garage space possible (Price on request)

COST

Rent: including maintenance costs; VAT included
Deposit: 6 gross rents

General

| | |
|----------------|-------|
| Propertynumber | 11632 |
| Property type | Haus |



Costs

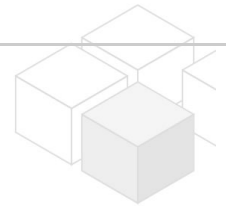
| | |
|----------------|-----------|
| operating cost | € 318 |
| total rent | € 4.290,- |

Keyfacts

| | |
|----------------|----------------------|
| living area | 148.16m ² |
| Grünfläche | 80m ² |
| Kellerfläche | 74.71m ² |
| rooms | 4 |
| bedroom | 3 |
| bath | 2 |
| WC | 3 |
| Property age | Neubau |
| condition | sehr gut |
| Available from | Sofort |
| Contract type | befristet |

Furnishing

| | |
|-----------------|--------------|
| type of heating | Fussboden |
| Flooring | Parkettboden |
| parking | Garage |
| kitchen | ja |
| Klimaanlage | ja |
| Terrasse | 1 |
| elevator | ja |



Energy Performance Certificate

| | |
|--------------------------------|------|
| HWB (kwh/m ² /Jahr) | 47 |
| fGEE | 0.69 |

Lage

| | |
|-------------------|-----------------------------------|
| Verkehrsanbindung | U1, 28A, 29A, S1, S2, S3, S7, REX |
| Nähe | U1 Leopoldau |