

# modern house in Perchtoldsdorf

📍 2380 Perchtoldsdorf, Proximity: Perchtoldsdorf: Theresienau

€ 4.500,-/month



## Plans







## About Property

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Modern house in great green and silent neighbourhood of Perchtoldsdorf.

### LOCATION

Public transport, shops, schools etc are nearby.

### PROPERTY

The house has following rooms:

>ground floor:

- .entree
- .large living-dining room with open fire place and terrace .separate big eat-in kitchen
- .storage room
- .guest-toilet

>first floor:

- .hallway
- .4 bedrooms
- .bathroom (tub, shower, bidet, toilet)
- .second bathroom (shower)
- .storage room
- .separate toilet.

>basement:

- .hallway
- .room with sauna and shower
- .toilet
- .2 large rooms
- .storage room.

equipment:

- .wooden + marble + tiled floors
- .modern kitchen with high quality equipment
- .sat-tv
- .alarm system
- .36m<sup>2</sup> terrace
- .garage for one car.

### COSTS

rent: general maintenance costs, garage and VAT included

deposit: 4 rents

## General

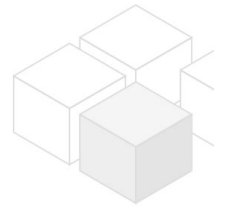
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Propertynumber	2689
Property type	Haus

## Costs

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net rent	€ 3.774,36
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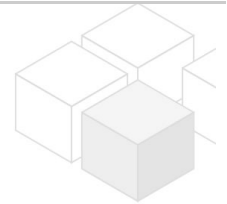
gross rent	€ 4151.8
operating cost	€ 260.6
outher operating costs	€ 87.6
total rent	€ 4.500,-

## Keyfacts

living area	200m <sup>2</sup>
Grundfläche	570m <sup>2</sup>
Kellerfläche	130m <sup>2</sup>
rooms	6
bedroom	4
bath	3
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
Terrasse	1
Sauna	ja
Satellitenfernsehen	ja
pets	ja
Alarmsystem	ja



## Energy Performance Certificate

HWB (kwh/m <sup>2</sup> /Jahr)	41.6
HWB Energieklasse	B
fGEE Energieklasse	A+

## Lage

Verkehrsanbindung	Bus, S-Bahn
Nähe	Perchtoldsdorf: Theresienau